



**NOTICE OF PUBLIC MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday July 28, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a.** City Council Meeting Minutes:  
City Council Minutes for the June 30, 2015 meeting.  
City Council Minutes for the July 7, 2015 meeting.
  - b.** To consider approval of paid vouchers for July 23, 2015.

***PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.***

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
- 8. PRESENTATIONS:**
  - A.** Judge Bullock to address the Council regarding a full-time prosecutor position.
- 9. ACTION ITEMS WITH PUBLIC DISCUSSION:**
  - A. Public Hearing** to consider adoption of proposed Impact Fee Facilities Plan and proposed Impact Fee Ordinance (**2015-28**) and to adopt, enact, or modify: Impact Fees Facility Plan, Written Impact Fee Analysis and Impact Fee Enactments for Storm Drain; and provide for an effective date. Copies of the plan will be available for review at City Hall, 70 S 100 E, Community Development, 86 E 100 S and Library, 30 E Center during regular business hours. *Presenter: Director Lundell and Matt Millis, Zions Bank*

**B. Continued Public hearing** to consider for adoption an Ordinance **(2015-29)** amending the Pleasant Grove City Code Section 10-9A-8-E: Yard Requirements in the R-R (Rural Residential) Zone, reducing the required side yard setback for accessory structures to 3 feet. (David MacDonald, Applicant) *Presenter: Director Young* **Continued from the July 21, 2015 meeting.**

**C. Continued Public Hearing** to consider for adoption an Ordinance **(2015-23)** to rezone one acre of land from The Grove Zone, Commercial Sales Subdistrict to The Grove Zone, Mixed Housing Subdistrict on property located at approx. 100 South 1300 West in The Grove zone, Commercial Sales Subdistrict. **(SAM WHITE'S LANE NEIGHBORHOOD)** (Applicant John Harr) *Presenter: Director Young* **Continued from the July 21, 2015 meeting.**

**10. ACTION ITEMS READY FOR VOTE:**

**A. Continued Public Hearing** to consider an Ordinance **(2015-22)** amending the compensation schedule for the Statutory Officers and Appointed Officers of Pleasant Grove City and providing for an effective date. **(CITY WIDE IMPACT)** *Presenter: Administrator Darrington* **Continued from the July 7, 2015 meeting.**

**B.** To consider for adoption a Resolution **(2015-027)** authorizing the Mayor to sign a Development Agreement with Aric Jensen and Knowlton Development for a mixed use project on Main Street, Pleasant Grove, Utah regarding access and parking easements; and providing for an effective date. *Presenter: Attorney Petersen*

**C.** Discussion and possible action on 4000 North sewer. *Presenter: Administrator Darrington.*

**11. ITEMS FOR DISCUSSION – NO ACTION: (Public Comment allowed if needed)**

**12. DISCUSSION ITEMS FOR THE AUGUST 4, 2015 CITY COUNCIL MEETING.**

**13. NEIGHBORHOOD AND STAFF BUSINESS.**

**14. MAYOR AND COUNCIL BUSINESS.**

**15. SIGNING OF PLATS.**

**16. REVIEW CALENDAR.**

**17. ADJOURN.**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: July 23, 2015

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building.

***Public Hearing Notice was published in the Daily Herald on July 17, 2015.***

***Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>***

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

**ORDINANCE NO. 2015 -28**

**AN ORDINANCE ADOPTING ADDENDUM NO. 1 TO THE 2013 STORM WATER MASTER PLAN AND STORM WATER IMPACT FEE FACILITY PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the city's existing storm drain system consists of a network of man-made and natural facilities, structures, pipelines, and detention basins that collect and route storm water runoff; and

**WHEREAS**, the city's existing storm drain system has deficiencies that need to have improvements constructed; and

**WHEREAS**, the city's anticipated growth will place increased demand on the storm drain system; and

**WHEREAS**, the city has determined it is in the public interest to map the major elements of the storm drain system and create a model of the storm drain system to determine existing deficiencies and plan improvements needed for future growth; and

**WHEREAS**, the city has identified and prioritized projects that need to be completed within particular fiscal years; and

**WHEREAS**, the city has contracted with Horrock's Engineers, Inc. to map the major elements of the storm drain system, prepare a map showing the existing system, and build a computer model of the storm system to determine existing deficiencies and improvements required by anticipated growth; and

**WHEREAS**, the city has determined that each area proposed to be subdivided, developed and/or built upon, does in fact generate additional runoff water that needs to be controlled and disposed of in a safe manner, avoiding erosion, property damage, and hazards to the citizens of the community; and

**WHEREAS**, the city desires that anticipated growth pay its share of system improvements related to growth; and

**WHEREAS**, the city previously adopted a Capital Facilities Plan and Storm Drain Master plan; and

**WHEREAS**, the city desires to adopt Addendum No. 1 of the Storm Drain Master Plan and accompanying Impact Fee Facilities Plan; and

**WHEREAS**, a duly noticed public hearing was held on July 28, 2015 for the City Council to receive public input on the Addendum to the Master Plan and Facilities Plan; and

**NOW, THEREFORE, BE IT ORDAINED** by the Pleasant Grove City Council as follows:

**SECTION 1** Addendum No.1 to the 2013 Storm Drain Master Plan and Storm Water Impact Fee Facility Plan as shown attached hereto as Exhibit “A” is now adopted.

**SECTION 2.** SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

**SECTION 3.** EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4.** APPROVED AND ADOPTED by the City Council of Pleasant Grove City, Utah County, Utah, this 28<sup>th</sup> day of July, 2015.

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Michael W. Daniels, Mayor

ATTEST:

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Kathy T. Kresser, City Recorder, CMC

## Appendix I: Maximum Allowable Storm Water Impact Fees

Table I.1: Service Area I - 10 Year Detention

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	20%	170	0.04	2,242	86.62
Church (1,000 Sf)	70%	20%	140	0.03	2,242	71.33
School (1,000 Sf)	50%	20%	100	0.02	2,242	50.95

Table I.2: Service Area II - 100 Year Detention

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	3%	26	0.01	2,242	12.99
Church (1,000 Sf)	70%	3%	21	0.00	2,242	10.70
School (1,000 Sf)	50%	3%	15	0.00	2,242	7.64

Table I.3: Non-Residential Calculation

Lot Size	X	% Impervious	X	Detention Adjustment	/	4,400 Sf	X	Cost per ERU	=	Fee per Unit
Residential	Input	Input		100%		4,400		\$ 2,242		Calculate
Service Area 1-Non Residential	Input	Input		20%		4,400		2,242		Calculate
Service Area 2 - Non-Residential	Input	Input		3%		4,400		2,242		Calculate
<b>Sample Calculation (SA1 Non-Resic</b>	<b>40,000</b>	<b>X</b>	<b>50%</b>	<b>X</b>	<b>20%</b>	<b>/</b>	<b>4,400</b>	<b>X</b>	<b>2,242</b>	<b>= \$ 2,038.01</b>

A grayscale photograph of the Zions Bank building facade, featuring classical architecture with columns and a pediment. The word "ZIONS" is visible on the upper left. A large, ornate column is in the center. To the right, a statue of a figure holding a shield is visible. The text is overlaid on this image.

**PLEASANT GROVE, UTAH**

**STORM WATER IMPACT FEE  
ANALYSIS**

***NOTICING DRAFT***

**PREPARED BY**

**ZIONS BANK PUBLIC FINANCE**

**JULY 16, 2015**

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## EXECUTIVE SUMMARY

Pleasant Grove City, Utah (the “City”) commissioned Horrocks Engineers (“Horrocks”) to prepare the 2013 Storm Water Master Plan & Impact Fee Facility Plan (IFFP). The City has also retained Zions Public Finance Inc. (Zions) to calculate the City’s storm water impact fees in accordance with the IFFP and Utah State Law. An impact fee is a one-time charge to new development to reimburse the City for the cost of developing storm water infrastructure that will allow development to occur.

Pleasant Grove City is located in northeast Utah County near the base of the Wasatch Mountains and covers an area of approximately 9 square miles. Pleasant Grove has both rural and suburban land uses and anticipates continued growth and development. The City is surrounded by American Fork City to the west, Lindon City to the south, unincorporated Utah County to the east, and Cedar Hills City to the North.

### Ten Year Project Costs and Demands

This impact fee analysis is intended to fairly allocate the costs of expanding the storm water system and unused capacity in the existing system to the new growth that requires more capacity. The final impact fee is calculated by dividing the proportionate costs of existing and future projects by the demand that the capital projects will provide. There will be projects constructed within the next ten years that will provide capacity that is in excess of the capacity required for the next ten year’s development. An impact fee credit is provided for a portion of the future line upsizings that will benefit existing users but will be paid for by all users through the storm user rates.

### Overview of the City’s Storm Water System

#### Capital Projects and Debt

The City has an extensive storm water system already developed, but it must be expanded to accommodate the additional storm flows that will be generated by future development. There are lines within the City’s existing system that must be upsized to a larger pipe to accommodate higher flows. There are also new projects that will be constructed in areas that do not have infrastructure. A growth-related portion of future engineering costs are also included in the impact fee.

The City has three outstanding bonds that have helped to fund the storm water utility. These bonds were analyzed to determine the portion of the total principal and interest that relates to storm water, the portion of storm water projects that are impact fee qualifying, and the qualifying portion that can be assigned to the six year demand. A fourth bond is anticipated to be issued in 2016 to fund future capital projects.

The total combined impact fee qualifying costs of the existing improvements, future projects, and engineering and debt service interest is \$19,819,216. These costs will serve through buildout but only \$5,711,499 is anticipated to serve the next ten years projected growth of 1,882 ERUs. This results in a gross cost of \$3,346 per ERU. Credits are included for repair and replacement projects paid through rates and for the current impact fee fund balance that totals \$1,105 per ERU. The combined total fee is \$2,242 per ERU.

## Project Capacity in Storm Water ERUs

Pleasant Grove is growing at an estimated average annual growth rate of approximately 1.5% for the next ten years. The current projections suggest that the City currently serves 11,914 storm water ERUs in 2014 which will increase to 13,796 by 2024. It is estimated that there will be 19,074 storm water ERUs by buildout. This analysis focuses on the costs of construction, financing, and engineering to build the facilities that are required to serve the next ten years of growth.

## Two Distinct Impact Fee Service Areas

Two impact fee service areas are created for this analysis. Non-residential development will be assigned to one of the two service areas according to their location in the City, each area having a differing on-site detention requirement. The Master Plan requires non-residential development in a very small area of the City to build onsite detention capable of handling the flows from a 100 year storm event. The pipes in some areas of the City are unable to transmit greater than a 10 year storm flows or some areas are already designed to a 100 year detention. The City will also apply a 100 year requirement to those areas that cannot discharge to City streets as needed throughout the City but it is unknown where that will occur. The residential impact fee proposed in this analysis will apply equally to all areas within the City.

## Recommended Water Impact Fees per ERU

### Current Storm Water Impact Fees

The City's current storm water impact fee is \$2,713 per acre of total lot size. The current residential fee for quarter acre lots would be calculated by dividing \$2,713 by four resulting in a fee of \$678.25. The current impact fee was prepared in 2002 and was based upon a very different set of capital projects and planning assumptions than what the City currently faces. The 2002 plan assumed that Lindon City would help to construct some joint regional facilities that were not built and are no longer feasible. The cost of the City's future facilities is higher in this analysis than in 2002, but the level of service provided to users is still the same. The current IFFP project list excludes the cost savings that could have been provided by working with Lindon (which helped to reduce the fee in 2002).

### Proposed Storm Water Impact Fee

The maximum legal impact fees that Pleasant Grove can assess to each of the City's two service areas are shown in Figures ES.1 and ES.2. Figure ES.3 provides a calculation of the impact fee for a non-standard user that does not fit the schedule found in ES.1 and ES.2. The City Council has the discretion to allow the use of the non-standard calculation in very unique circumstances. Otherwise, the fees shown in ES.1 or ES.2 will be charged according to the service area in which the development is located (see the Service Area map in Appendix B). The residential impact fee will be the same for both service areas.

**FIGURE ES.1: MAXIMUM IMPACT FEE SCHEDULE FOR SERVICE AREA I – (10 YEAR DETENTION)**

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	20%	170	0.04	2,242	86.62
Church (1,000 Sf)	70%	20%	140	0.03	2,242	71.33
School (1,000 Sf)	50%	20%	100	0.02	2,242	50.95

FIGURE ES.2: MAXIMUM IMPACT FEE SCHEDULE FOR SERVICE AREA II – (100 YEAR DETENTION)

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	3%	26	0.01	2,242	12.99
Church (1,000 Sf)	70%	3%	21	0.00	2,242	10.70
School (1,000 Sf)	50%	3%	15	0.00	2,242	7.64

FIGURE ES.3: CALCULATION OF NON-STANDARD STORM WATER IMPACT FEE

	Lot Size	X	% Impervious	X	Detention Adjustment	/	4,400 Sf	X	Cost per ERU	=	Fee per Unit
Residential	Input		Input		100%		4,400		\$ 2,242		Calculate
Service Area 1-Non Residential	Input		Input		20%		4,400		2,242		Calculate
Service Area 2 - Non-Residential	Input		Input		3%		4,400		2,242		Calculate
<b>Sample Calculation (SA1 Non-Residential)</b>	<b>40,000</b>	<b>X</b>	<b>50%</b>	<b>X</b>	<b>20%</b>	<b>/</b>	<b>4,400</b>	<b>X</b>	<b>2,242</b>	<b>=</b>	<b>\$ 2,038.01</b>

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36-101 et. Seq. (the “Act”), and represents the maximum storm water impact fees that the City may assess within the Service Area. The City will be required to use other revenue sources to fund projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or maintain the existing level of service for current users.

# CHAPTER 1

## OVERVIEW OF IMPACT FEES

### What is an Impact Fee?

An impact fee is a one-time fee, not a tax, charged to new development to recover the City's historic and future costs of constructing storm water facilities with excess capacity that new growth can utilize. The fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fees Act (UCA 11-36-101 et seq) to ensure that the fee is equitable, fair, and legally defensible.

This analysis shows that there is a fair comparison, or rational nexus, between the impact fees charged to new development and the impact that new development places on the storm water system. Impact fees are charged to different types of development and the storm water impact fee is scaled according to different levels of residential and non-residential demand.

### Why Assess an Impact Fee?

Until new development utilizes the full capacity of existing facilities, the City can assess an impact fee to recover to the costs associated with overbuilding the storm water system to provide latent capacity that becomes available to serve future development. The general impact fee methodology divides the capacity in existing and future capital projects between the number of existing users and the number of future users that unused capacity can still serve. Capacity is measured in terms of Equivalent Residential Units ("ERUs") which represent the demand that a typical single family residence would place on the system. An ERU is equivalent to 4,400 square feet of impervious area.

### What Costs Can or Cannot be Included in the Impact Fee?

The impact fees proposed in this analysis are calculated based upon:

- New storm water collection capital infrastructure;
  - New growth-related collection lines
  - Expanded capacity resulting from upsized lines
- Professional and planning expenses related to the construction of the facility;
- Interest costs of the outstanding Series 2002, 2011, and 2013 bonds; and
- Proportion of historic costs of existing improvements that can serve new development.

The costs that cannot be included in the impact fee are as follows:

- Project elements that are intended to cure deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Portions of upsizing projects that replace capacity that already exists;
- Operations and maintenance costs;

- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

## How Are the Impact Fees Calculated?

A fair impact fee is calculated by dividing the cost of unused capacity in existing and future facilities by the number of new ERUs that will benefit from the unused capacity. This cost per ERU is then applied based on size/ type of development unit (residential, non-residential).

## Description of the Pleasant Grove City Storm Water System

### Description of Facilities

Pleasant Grove's storm system collects storm water from upstream communities (Cedar Hills and Utah County lands); however, the impact of these other communities is negligible and does not impact the sizing of the system. Pleasant Grove also has some discharge into their downstream neighbor, Lindon, and as both communities grow, upgrades will be needed to accommodate the flows. In the buildout storm water model a pipe is planned to connect to a new detention pond and then routed west towards the main storm water system outlet. This will reduce the impact on Lindon's system and reduce or eliminate any financial obligations that Pleasant Grove might have to Lindon.

The Storm Water system is comprised of pipes, open channels, detention basins, inlets, outfalls, junction manholes, etc. According to the IFFP, the system started by using the flood irrigation ditches to move storm water. These ditches followed the contour of the land and did not necessarily follow city streets. As a result this leaves many current storm water facilities on private property behind homes, making them difficult and expensive to maintain. The engineers recommend that the City budgets a certain amount every year in the storm water fund to move these facilities into City right of way whenever possible. The costs of these relocations are operating costs and not eligible for impact fee reimbursement unless the facility needs to be upsized for future growth. In that scenario, the percentage of the facility that is necessitated by new growth could be included in the impact fee calculation. The City's existing storm facilities ages range from brand new up to 100 years old so Pleasant Grove will see a significant need for repair and replacement projects for the City's older infrastructure.

## What is an Equivalent Residential Unit?

The unit of measurement used for storm water is the demand by ERUs. A storm water ERU is defined in the IFFP prepared by Horrocks as 4,400 square feet of impermeable hardscape. One ERU is the average amount of impervious areas found in single family residences in Pleasant Grove City. The City requires certain non-residential users, located an area of the City referred to as Service Area II, to have onsite detention capable of handling a 100 year storm. This 100 year storm requirement exceeds the city-wide LOS of a 25 year storm. The impact fee for non-residential users in Service Area II has been adjusted to be much lower than the impact fees charged to non-residential users in the rest of the City to account for reduced storm flow into the City's storm system due to a higher detention requirement.

## Project Costs and Financing

The proposed impact fees are comprised of the costs of future storm water capital projects that benefit additional development within the City, professional expenses pertaining to the regular update of the IFFP and impact fee analysis, and interest payments of the City's 2013 Storm Water Revenue Bonds as well as repayment of the City's two other outstanding storm system related bonds, Series 2002 Sales Tax Revenue Bonds, and 2011 Storm Water Revenue Bonds. A fourth bond is planned for 2016 to fund future storm water improvements.

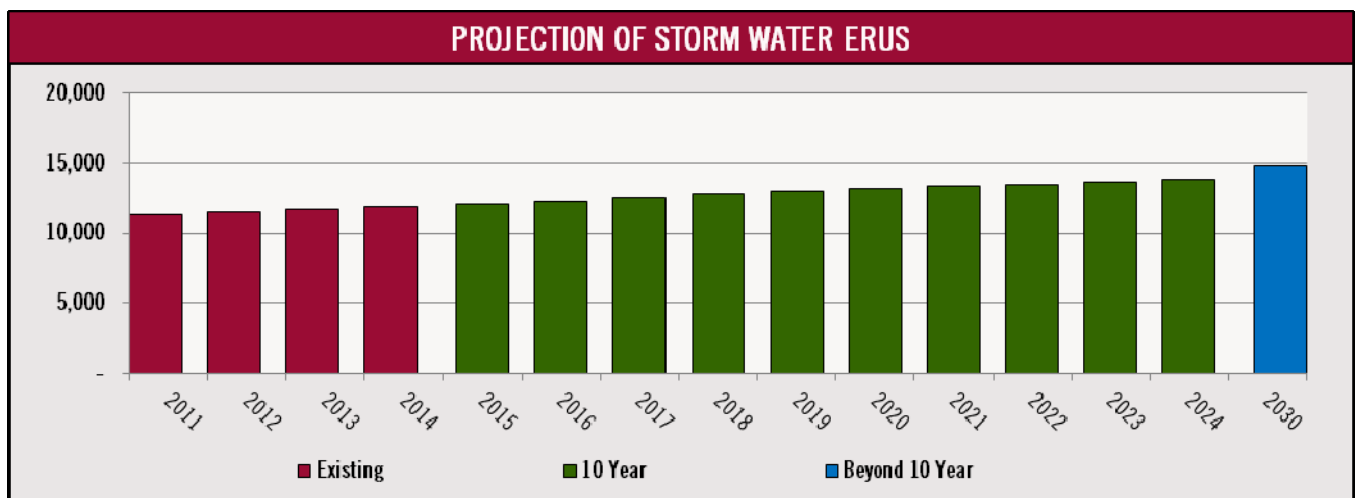
## CHAPTER 2

# IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

### Future Demand within City

Pleasant Grove is a growing community that still has significant need for available capacity in the storm water system to accommodate the additional demands from growth. Storm water demands within the City will grow as development activity continues and homes and businesses are built. Currently the City has 11,914 storm water ERUs and by 2050 the count of storm water ERUs is estimated to reach 19,074 which will add 7,160 ERUs. An additional 1,882 new ERUs will add within the ten year horizon of this analysis. Total growth through the estimated buildout is at a rate of about 1.4% annually.

FIGURE 2.1: PROJECTED GROWTH IN STORM WATER ERUS



### Level of Service Standards

The City's system has been designed and built so that the combined conveyance and detention facilities can handle a 25 year storm event. Storms that are larger than 25 years are required to be discharged to a downstream street. There are areas of the City where a non-residential property cannot discharge storm water from a large event into a street and are therefore required to provide 100 year detention. Otherwise a non-residential property would provide detention equivalent to a 10 year storm. The City is therefore divided into two separate service areas for the non-residential categories. The majority of the City is required to construct detention for a 10 year event and a few small areas must accommodate a 100 year event. Additional information on the detailed design standards can be found in the Horrocks IFFP.

This level of service standard is established in the IFFP prepared by Horrocks Engineers. One ERU is equivalent to the average impervious area of a residence in Pleasant Grove, or 4,400 square feet of impermeable hardscape. Horrocks calculated the average impervious area per residence based upon a random sample of parcels throughout the City. Non-residential parcel impacts are evaluated considering the size of the property, the amount of impervious area, and the amount of onsite detention built on the property.

### Two Impact Fee Service Areas

Two service areas were used in the impact fee analysis to differentiate the detention requirements for non-residential users. The residential impact fee and ERU calculation remains the same in either area. The City's two service areas were defined based on onsite storm detention requirements. In the upper reaches of the 2000 West corridor the City requires onsite detention for a 100 year storm event because of limited conveyance and outlet capacities downstream from that area.

Adjustments are made in the impact fee calculation to take this into consideration as the 100 year detention is greater than the City's overall LOS of a 25 year storm event. Service Area II is the area of the City requiring this 100 year storm detention and Service Area I covers the rest of the City. The map in Appendix B shows the boundaries of each Service Area.

FIGURE 2.1: CURRENT AND DESIGN STORM WATER LEVEL OF SERVICE

	City Conveyance	City Detention	Private Detention
<b>Service Area I-General City Area</b>			
Non-Residential	25	25	10
<b>Service Area II-Upper Reaches of 2000 West</b>			
Non-Residential	25	25	100



## CHAPTER 3

### FUTURE AND HISTORIC CAPITAL PROJECTS COSTS

Impact fees can only fund system improvements which are defined as primary facilities or improvements that contribute to the entire storm water system's capacity rather than just to a small, localized area. The Impact Fees Act allows for the inclusion of three primary cost components in the calculation of the impact fees. These cost components are:

- (1) The construction costs of existing and future growth-driven improvements,
- (2) Appropriate professional services inflated from current dollars to construction year costs, and
- (3) The costs of future or outstanding bond issuance and interest that relate to the unused capacity in the storm water system.

The Series 2002 Sales Tax Revenue Bonds, the Series 2011 Storm Water Revenue Bonds, and the Series 2013 Storm Water Revenue Bonds were issued to finance impact fee qualifying infrastructure. The qualifying portion of interest to be paid on these three bonds is included in the impact fee.

### Allocation of Existing and Future Project Costs

#### Existing Storm Water System Improvements

Figure 3.1 classifies the historic capital projects that have been expended to date in the construction of the existing system. The costs of project improvements, lines dedicated from the developers, or standard O&M expense are not included in the impact fee.

Pleasant Grove has received from developers or expended the equivalent of \$16,684,101 in storm water collection and detention infrastructure within the City. The developer-constructed and retired project improvements are estimated to be \$9,981,720. The storm water system will need to be expanded to accommodate the additional storm water demands that will be created by new growth.

FIGURE 3.1: HISTORIC COST OF EXISTING STORM WATER SYSTEM IMPROVEMENTS

Total City Assets (Historic Cost)	\$	16,684,101
Contributed/Retired Storm Assets		9,981,720
Current System Improvements		6,702,381
<b>System Improvements as a Percentage of Total Assets</b>		<b>40.17%</b>
<b>Qualifying System Improvement Historic Cost</b>	<b>\$</b>	<b>6,702,381</b>

### Line Upsizing (Existing System Improvements)

The City has several lines that need to be increased in size to accommodate storm flows from new growth. In the next ten years all line upsizing projects shown in Table 4 of the IFFP will be completed. Approximately 20.8% or \$3,196,334 (2013\$) of a total line upsizing cost of \$15,220,640 will apply to adding more capacity to benefit growth. The remaining \$12,024,306 relates to original capacity that is being replaced and will not be allocated to impact fees.

Line upsizing projects will add capacity that will serve the remaining 7,160 ERUs that will be added to the system through buildout. Only the portion of the projects that benefit the next ten year growth will be included in the impact fee. The line upsizing cost included in the impact fee is 17.8% of the total line upsizing projects shown in Table 4 of the IFFP. The 17.8% is calculated by dividing the ten year demand of 1,882 ERUs by the 7,160 ERUs that will develop through buildout.

### Buildout Projects

There are new projects that are needed to add sufficient capacity to provide adequate storm water capacity for the system as growth continues. These are new projects and are not replacing or enhancing existing projects. All of these buildout projects, as shown in Table 5 of the IFFP will be allocated to new growth. If growth did not continue then these projects would not be needed. There are \$2,939,078 in future buildout project expenses that will be constructed over the next ten years. These projects are 100% impact fee qualifying although only a portion of the expense will be included in this impact fee which focuses on the ten year growth. A 3% annual inflation rate has been applied to the construction year of each project.

The buildout projects, like the line upsizing projects, will only serve the 7,160 new ERUs that will add through buildout. The buildout improvements shown in Table 5 of the IFFP will be spread uniformly over the next 25 years resulting in 22% of the projects built in the ten year horizon. The ten year improvements will provide an averaged capacity of 1,591 ERUs but only 1,882 ERUs will be added in the next ten years so 100%, or \$2,416,602, of the ten year projects are included in the proposed impact fees.

### Outstanding Bond Issues

The City has three outstanding bond issues related to the expansion of the existing storm water system: 1) Series 2013, 2) Series 2011, and 3) the Series 2002. Only the outstanding interest of these bonds is included in the impact fee. The principal cost is reflected in the cost of existing assets and future projects.

The 2002 Sales Tax Revenue Bonds were issued by the City to finance the cost of the Pleasant Grove Boulevard Project which connected the I-15 interchange to the City. Only 6% of the Series 2002 bond is attributable to the storm water system. The 2011 Storm Water Revenue Bond was issued to fund the construction of two pipelines, one from the Grove Creek debris basin and one from the Battle Creek debris basin. These pipelines will allow the City to continue to divert excess spring runoff into the Murdock Canal to reduce the City's flood risk. Approximately 63.2% percent of the bond is attributable to growth-related capacity but only 7.74% will be attributed to the ten year growth. The summary of outstanding debt is found in Appendices D and E of this analysis.

FIGURE 3.2: ALLOCATION OF THE SERIES 2011 BONDS TO TEN YEAR GROWTH

	Series 2013 Bonds			
	Sources	Uses	% to Ten Year Growth	\$ to Ten Year Growth
Bond Proceeds	\$ 5,623,455			
Issuance Costs	(148,303)			
Interest Earnings	38,844			
Existing Expenses <sup>1</sup>		-	9.87%	-
Buildout Expenses <sup>2</sup>		2,183,823	26.28%	574,016
Upsizing Expenses <sup>3</sup>		599,431	26.28%	157,560
Professional Expenses <sup>4</sup>		-	100.00%	-
Non-Qualifying Expenses		2,730,742	0.00%	-
<b>Total</b>	<b>\$ 5,513,996</b>	<b>\$ 5,513,996</b>		<b>\$ 731,576</b>
<b>2013 Bond Percent to Six Year Growth</b>				<b>13.27%</b>

The  
2013  
Storm  
Water

- 1 Existing Expense ( 1,882 10Yr ERUs/19,704 Buildout ERUs=9.87% )
- 2 Buildout Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )
- 3 Upsizing Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )
- 4 Professional Expense = 100% to 6Yr ERUs

Revenue Bond was issued to fund the acquisition of land for the Pipe Plant property and the construction of buildout related projects. 50.5% of the bond is attributable to growth-related improvements but only 13.27% is allocated to the ten year growth.

FIGURE 3.3: ALLOCATION OF THE SERIES 2013 BONDS TO TEN YEAR GROWTH

	Series 2011 Bonds			
	Sources	Uses	% to Ten Year Growth	\$ to Ten Year Growth
Bond Proceeds	\$ 7,149,337			
Issuance Costs	(184,373)			
Interest Earnings	11,645			
Existing Expenses <sup>1</sup>		3,803,563	9.87%	375,291
Buildout Expenses <sup>2</sup>		-	26.28%	-
Upsizing Expenses <sup>3</sup>		602,596	26.28%	158,392
Professional Expenses <sup>4</sup>		6,575	100.00%	6,575
Non-Qualifying Expenses		2,563,877	0.00%	-
<b>Total</b>	<b>\$ 6,976,610</b>	<b>\$ 6,976,610</b>		<b>\$ 540,258</b>
<b>2011 Bond Percent to Six Year Growth</b>				<b>7.74%</b>

- 1 Existing Expense ( 1,882 10Yr ERUs/19,704 Buildout ERUs=9.87% )
- 2 Buildout Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )
- 3 Upsizing Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )
- 4 Professional Expense = 100% to 6Yr ERUs

## Master Plan and IFFP Updates

Every five years there will be an update to the 5 Year Master Plan in addition to minor annual updates to the Master Plan. These engineering documents benefit both existing and new users and should be a shared cost. Therefore, each year's plan update costs are allocated based upon the percentage of the total buildout ERU estimate of 19,074 that remains undeveloped each year. As shown in Figure 3.4, the total cost of Professional Services is \$147,000 and 34% of that total, or \$50,482 is allocated to impact fees. A 3% annual inflation rate has been added to the cost of each plan update.

FIGURE 3.4: ANNUAL PROFESSIONAL SERVICES UPDATES

Professional Services	% Impact Fee Qualifying	Year Funded	2013 Cost	2013 % Impact Fee Qualifying	Construction Cost	Impact Fee Qualifying Cost	Non Impact Fee Qualifying
Annual Master Plan Review	36%	2017	75,000	27,328	86,946	31,680	55,265
Annual Master Plan Review	35%	2018	4,000	1,413	4,776	1,687	3,089
Annual Master Plan Review	34%	2019	4,000	1,369	4,919	1,683	3,236
5 Year Master Plan Update	33%	2020	40,000	13,241	50,671	16,773	33,897
Annual Master Plan Review	32%	2021	4,000	1,279	5,219	1,669	3,550
Annual Master Plan Review	31%	2022	4,000	1,234	5,376	1,659	3,717
Annual Master Plan Review	30%	2021	4,000	1,202	5,219	1,568	3,651
Annual Master Plan Review	29%	2022	4,000	1,171	5,376	1,573	3,802
Annual Master Plan Review	28%	2021	4,000	1,139	5,219	1,486	3,733
Annual Master Plan Review	28%	2022	4,000	1,107	5,376	1,488	3,888
<b>Professional Services Totals</b>	<b>34%</b>		<b>\$ 147,000</b>	<b>\$ 50,482</b>	<b>\$ 179,096</b>	<b>\$ 61,267</b>	<b>\$ 117,829</b>

FIGURE 3.5: CAPITAL PROJECT COSTS TO BE FUNDED THROUGH IMPACT FEES

By Component	2013 Cost	2013 Impact Fee Qualifying	Construction Cost (FV)	FV Non-Qualifying	FV Impact Fee Qualifying
Line Upsizing	9,132,384	1,905,912	11,106,832	8,788,857	2,317,976
Buildout Improvements	2,416,602	2,416,602	2,939,078	-	2,939,078
Master Plan Reviews	147,000	50,482	179,096	117,829	61,267
<b>Total</b>	<b>\$ 11,695,986</b>	<b>\$ 4,372,996</b>	<b>\$ 14,225,007</b>	<b>\$ 8,906,686</b>	<b>\$ 5,318,322</b>

FIGURE 3.6: CAPACITIES AND UTILIZATION OF EXISTING ASSETS AND FUTURE PROJECTS

	Total Impact Fee Qualifying Expense (PV)	Projects Constructed Within Next Ten Years	% Constructed in Ten Years	Capacity of Ten Year Improvements (ERUs)	Capacity Served (ERUs)	% of Ten Year Improvements to Ten Year Growth	Cost Allocated to Ten Year Growth
Existing Improvements	\$ 6,702,381	Complete	Complete	19,074	1,882	9.87%	\$ 661,313
Line Upsizing (Future Projects)	3,196,334	1,905,912	60%	4,269	1,882	44.08%	840,154
Line Upsizing (Existing Bonds)	-	-	-	7,160	1,882	26.28%	-
Buildout Improvements (Future Projects)	10,874,709	2,416,602	22%	1,591	1,591	100.00%	2,416,602
Buildout Improvements (Existing Bonds)	-	-	-	7,160	1,882	26.28%	-
Professional Services Cost	50,482	50,482	100%	1,882	1,882	100.00%	50,482

## CHAPTER 4

# PROPORTIONATE SHARE ANALYSIS

The proportionate share analysis is a consideration of the manner of funding existing public facilities. Historically the City has funded existing infrastructure through several different funding sources including the following:

- Property Tax Revenues
- User Rates
- Division of Water Quality Grants/Loans
- Bond Proceeds
- Impact fee revenues will be used in the future once the fee is adopted and impact fee revenues are collected.

In the future the City will primarily rely upon property tax revenues and user rate revenues to fund the operations and maintenance of the system. Some rate revenues will be used to pay the debt service of the bonds in years when impact fee revenues are insufficient to cover the annual payment to principal and interest. However if rate revenues are used to pay what should be funded through impact fees due to a shortfall in impact fee revenues then the general fund will be repaid with impact fees for what the impact fee fund needed to borrow. Additional grants are not anticipated but if they are received the future impact fees will be further discounted according to the size of grant and what it will be intended to fund.

### *Developer Credits*

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer then that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f)). There are currently no situations in this analysis that would entitle a developer to a credit.

### *User Rate Credits*

The City has extensive repair & replacement needs for the storm system. It is anticipated that the needed R&R projects will be funded through an increase to storm user rates. This is not a discount to the impact fee. It is a credit to offset paying for R&R projects that are only needed to serve existing users. When a new user pays their impact fee the impact fee covers the user's cost of capacity in the system but when they pay user rates they contribute to the cost to rebuild capacity for existing users. In order to prevent new residents being double charged for capacity, a user rate credit may be applied to the impact fee.

### *Time-Price Differential*

Utah Code 11-36a-301(2)(h) allows for the inclusion of a time-price differential in order to create fairness for amounts paid at different times. To address the time-price differential, this analysis includes an inflationary component to account for construction inflation for future projects. Projects constructed after the year 2013 will be calculated at a future value with a 3% inflation rate. All users who pay an impact fee today or within the next ten years will benefit from projects to be constructed and included in the fee.

Pleasant Grove City  
Storm Drain Impact Fee Analysis July 2015

FIGURE 4.1: STORM WATER IMPACT FEE CALCULATION

Storm Water	Total System Cost	% Impact Fee Qualifying to Ten Year Growth	Total Ten Year Impact Fee Qualifying Cost	Impact Fee Qualifying Cost	ERUs Served	Cost per ERU
Line Upsizing	\$ 2,317,976	44.08%	1,021,798	\$ 1,021,798	1,882	\$ 542.93
Buildout (New Projects)	2,939,078	100.00%	2,939,078	2,939,078	1,591	1,847.19
Series 2016 Storm Revenue Bond Interest	1,342,825	28.24%	379,279	379,279	1,666	227.59
Series 2013 Storm Revenue Bond Interest	2,673,222	13.27%	354,673	354,673	1,882	188.46
Series 2011 Storm Revenue Bond Interest	3,726,747	7.74%	288,593	288,593	1,882	153.34
Series 2002 Sale Tax Revenue Bond Interest	55,719	9.87%	5,498	5,498	1,882	2.92
Professional Services Cost	61,267	100.00%	61,267	61,267	1,882	32.55
Buy In - Existing Storm Assets	6,702,381	9.87%	661,313	661,313	1,882	351.39
Rate Credit (Appendix G)						(1,104.57)
<b>Subtotal</b>	<b>\$ 19,819,216</b>		<b>5,711,499</b>	<b>\$ 5,711,499</b>		<b>\$ 2,241.81</b>
<b>Impact Fee Fund Balance Credit</b>						
Uncommitted Impact Fee Fund Balance Credit	\$ -	10%	\$ -	\$ -	1,882	\$ -
<b>Total Impact Fee Per ERU</b>	<b>\$ 19,819,216</b>		<b>\$ 5,711,499</b>	<b>\$ 5,711,499</b>	<b>1,882</b>	<b>\$ 2,241.81</b>

## Maximum Legal Water Impact Fees per ERU

As shown in Figure 4.1, the maximum legal residential impact fee per ERU is calculated to be \$2,241.81. This fee is the combination of individual fees for the collection and professional fees.

### Determination of Residential and Non-Residential Impact Fees

A storm water ERU is defined in the IFFP prepared by Horrocks as 4,400 square feet of impermeable hardscape. One ERU is the approximate average of impervious areas for a single family residence in Pleasant Grove City. The City requires certain non-residential users to have onsite detention for a 100 year storm. In Service Area II where the requirement exceeds the city-wide LOS of a 25 year storm, the impact fee has been adjusted to account for this to prevent users from being overcharged.

FIGURE 4.2: MAXIMUM IMPACT FEE SCHEDULE FOR SERVICE AREA I – TEN YEAR DETENTION

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	20%	170	0.04	2,242	86.62
Church (1,000 Sf)	70%	20%	140	0.03	2,242	71.33
School (1,000 Sf)	50%	20%	100	0.02	2,242	50.95

FIGURE 4.3: MAXIMUM IMPACT FEE SCHEDULE FOR SERVICE AREA II – ONE HUNDRED YEAR DETENTION

Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit
Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242
Commercial (1,000 Sf)	85%	3%	26	0.01	2,242	12.99
Church (1,000 Sf)	70%	3%	21	0.00	2,242	10.70
School (1,000 Sf)	50%	3%	15	0.00	2,242	7.64

## Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code 11-36-402(1)(c,d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The ordinance must include a provision that permits adjustment of the fee for a particular development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure. The impact fee formula shown below in Figure 4.4 for a non-standard user is based upon the anticipated storm water demand of that particular user.

FIGURE 4.4: NON-STANDARD CALCULATION

	Lot Size	X	% Impervious	X	Detention Adjustment	/	4,400 Sf	X	Cost per ERU	=	Fee per Unit
Residential	Input		Input		100%		4,400		\$ 2,242		Calculate
Service Area 1-Non Residential	Input		Input		20%		4,400		2,242		Calculate
Service Area 2 - Non-Residential	Input		Input		3%		4,400		2,242		Calculate
<b>Sample Calculation (SA1 Non-Residential)</b>	<b>40,000</b>	<b>X</b>	<b>50%</b>	<b>X</b>	<b>20%</b>	<b>/</b>	<b>4,400</b>	<b>X</b>	<b>2,242</b>	<b>=</b>	<b>\$ 2,038.01</b>

## **APPENDICES: CERTIFICATION, IMPACT FEE CALCULATIONS, SERVICE AREA MAP**



Pleasant Grove City  
Storm Drain Impact Fee Analysis July 2015

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Bank Public Finance, makes the following certification:

I certify that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within ten years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions Bank Public Finance makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by Pleasant Grove City staff and Council in accordance to the specific policies established for the Service Area.
2. If all or a portion of the IFFP or impact fee analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Bank Public Finance, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Pleasant Grove City and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the impact fee analysis.

Dated: 7/16/2015

ZIONS BANK PUBLIC FINANCE

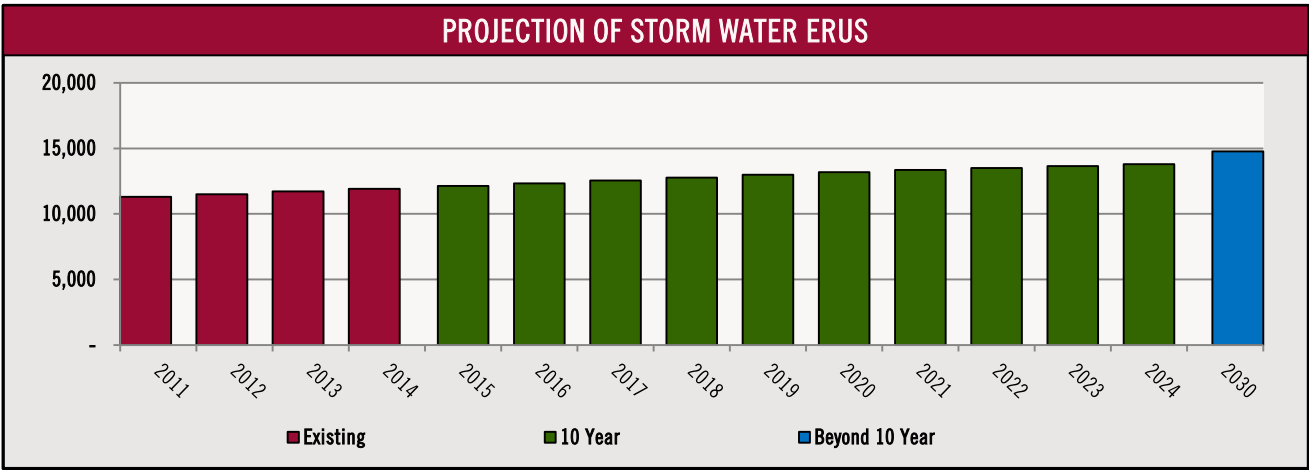
Appendix A: Population and ERU Growth

CURRENT AND FUTURE ERUs CITY - WIDE

A	B	C	D	E
TABLE A.1: PROJECTED STORM WATER ERUs				
Year	Rate of Growth	ERUs	Population	
2011	-	11,289	34,359	
2012	1.83%	11,496	34,989	
2013	1.82%	11,705	35,620	
2014	1.79%	11,914	36,250	
2015	1.76%	12,124	36,881	
2016	1.74%	12,335	37,512	
2017	1.72%	12,547	38,142	
2018	1.70%	12,760	38,773	
2019	1.68%	12,974	39,403	
2020	1.65%	13,188	40,034	
2021	1.18%	13,344	40,237	
2022	1.11%	13,492	40,440	
2023	1.12%	13,643	40,642	
2024	1.12%	13,796	40,845	
2030	1.15%	14,765	42,062	
2035	1.48%	15,925	44,558	
2040	1.38%	17,085	47,053	
2050	1.16%	19,074	51,200	

Horrocks, 2013 Storm Water Master Plan , Table 1, pg 8.

TABLE A.2: CURRENT AND FUTURE ERUs		G
Storm Drain ERUs		
Current ERUs - 2014	11,914	
Buildout ERUs	19,074	
Undeveloped ERUs	7,160	
10 Year Future ERUs	1,882	
% Project Capacity to Undeveloped	26.28%	
% Project Capacity to Buildout	9.87%	



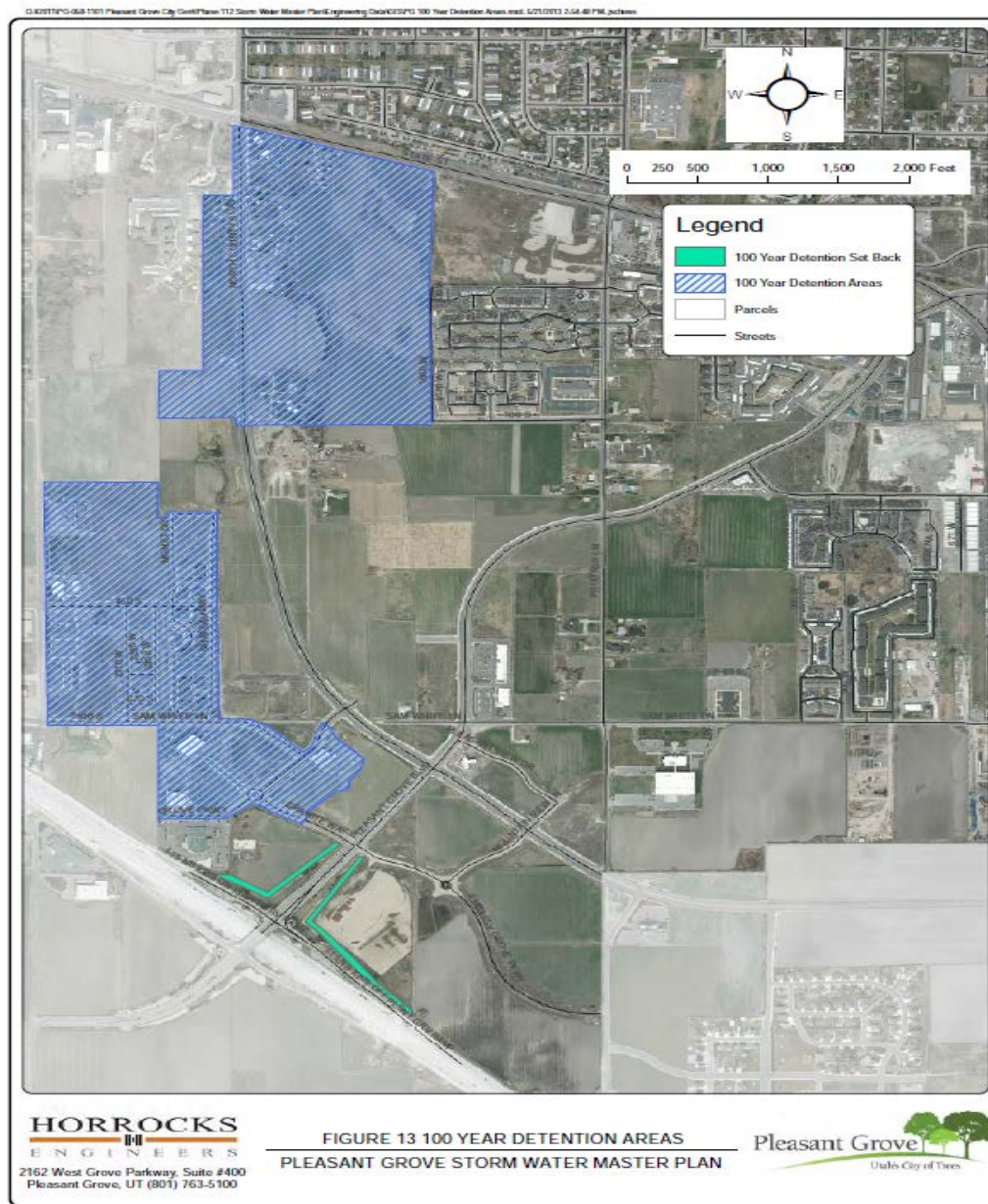
A B C D E F G

## Appendix B: Level of Service (LOS) Analysis

**TABLE B.1: Level of Service Requirements by Service Area**

	City Conveyance	City Detention	Private Detention
<b>Service Area I-General City Area</b>			
Non-Residential	25	25	10
<b>Service Area II-Upper Reaches of 2000 W.</b>			
Non-Residential	25	25	100

**TABLE B.2: Map of City's Service Areas**



## Appendix C: Storm Water Six Year Capital Projects

Inflation Rate\* 3.00%

TABLE C.1: STORM WATER CAPITAL PROJECTS

Project Name	% Impact Fee Qualifying	Year to be Constructed	2013 Cost	2013 % Impact Fee Qualifying	Construction Cost	Impact Fee Qualifying Cost	Non Impact Fee Qualifying
<b>Collection</b>							
Line Upsizing	21%	2015	\$ 913,238	\$ 190,591	\$ 968,855	\$ 202,198	\$ 766,656
Buildout Improvements	100%	2015	241,660	241,660	256,377	256,377	-
Line Upsizing	21%	2016	913,238	190,591	997,920	208,264	789,656
Buildout Improvements	100%	2016	241,660	241,660	264,069	264,069	-
Line Upsizing	21%	2017	913,238	190,591	1,027,858	214,512	813,346
Buildout Improvements	100%	2017	241,660	241,660	271,991	271,991	-
Line Upsizing	21%	2018	913,238	190,591	1,058,694	220,947	837,746
Buildout Improvements	100%	2018	241,660	241,660	280,150	280,150	-
Line Upsizing	21%	2019	913,238	190,591	1,090,454	227,576	862,879
Buildout Improvements	100%	2019	241,660	241,660	288,555	288,555	-
Line Upsizing	21%	2020	913,238	190,591	1,123,168	234,403	888,765
Buildout Improvements	100%	2020	241,660	241,660	297,212	297,212	-
Line Upsizing	21%	2021	\$ 913,238	\$ 190,591.20	\$ 1,156,863	\$ 241,435.23	\$ 915,428
Buildout Improvements	100%	2021	241,660	241,660	306,128	306,128	-
Line Upsizing	21%	2022	913,238	190,591	1,191,569	248,678	942,891
Buildout Improvements	100%	2022	241,660	241,660	315,312	315,312	-
Line Upsizing	21%	2023	913,238	190,591	1,227,316	256,139	971,177
Buildout Improvements	100%	2023	241,660	241,660	324,771	324,771	-
Line Upsizing	21%	2024	913,238	190,591	1,264,136	263,823	1,000,313
Buildout Improvements	100%	2024	241,660	241,660	334,514	334,514	-
<b>Collection Totals</b>	<b>37%</b>		<b>\$ 11,548,986</b>	<b>\$ 4,322,514</b>	<b>\$ 14,045,911</b>	<b>\$ 5,257,054</b>	<b>\$ 8,788,857</b>

Professional Services	% Impact Fee Qualifying	Year Funded	2013 Cost	2013 % Impact Fee Qualifying	Construction Cost	Impact Fee Qualifying Cost	Non Impact Fee Qualifying
Annual Master Plan Review	36%	2017	75,000	27,328	86,946	31,680	55,265
Annual Master Plan Review	35%	2018	4,000	1,413	4,776	1,687	3,089
Annual Master Plan Review	34%	2019	4,000	1,369	4,919	1,683	3,236
5 Year Master Plan Update	33%	2020	40,000	13,241	50,671	16,773	33,897
Annual Master Plan Review	32%	2021	4,000	1,279	5,219	1,669	3,550
Annual Master Plan Review	31%	2022	4,000	1,234	5,376	1,659	3,717
Annual Master Plan Review	30%	2021	4,000	1,202	5,219	1,568	3,651
Annual Master Plan Review	29%	2022	4,000	1,171	5,376	1,573	3,802
Annual Master Plan Review	28%	2021	4,000	1,139	5,219	1,486	3,733
Annual Master Plan Review	28%	2022	4,000	1,107	5,376	1,488	3,888
<b>Professional Services Totals</b>	<b>34%</b>		<b>\$ 147,000</b>	<b>\$ 50,482</b>	<b>\$ 179,096</b>	<b>\$ 61,267</b>	<b>\$ 117,829</b>

\*Based on 20 years average cost of inflation using ENR and net of interest earnings

TABLE C.3: STORM WATER TEN YEAR CAPITAL PROJECT SUMMARY

By Component	2013 Cost	2013 Impact Fee Qualifying	Construction Cost (FV)	FV Non-Qualifying	FV Impact Fee Qualifying
Line Upsizing	9,132,384	1,905,912	11,106,832	8,788,857	2,317,976
Buildout Improvements	2,416,602	2,416,602	2,939,078	-	2,939,078
Master Plan Reviews	147,000	50,482	179,096	117,829	61,267
<b>Total</b>	<b>\$ 11,695,986</b>	<b>\$ 4,372,996</b>	<b>\$ 14,225,007</b>	<b>\$ 8,906,686</b>	<b>\$ 5,318,322</b>

TABLE C.4: STORM WATER BUILDOUT CAPITAL PROJECT SUMMARY

Qualifying Cost By Component	Total 2013\$	Total FV
Line Upsizing	3,196,334	3,863,293
Buildout Improvements	10,874,709	17,395,044
Master Plan Reviews	50,482	61,267
<b>Total</b>		

TABLE C.5: INTEREST ALLOCATION TO IMPACT FEE FOR THE PROPOSED 2016 BOND

Projects	Total Percent Funded	Interest Expense	% of Proceeds to Six Year	Costs Funded
Line Upsizing - Non-Qualifying	62%	839,002	0.00%	\$ -
Line Upsizing - Qualifying	17%	223,026	44.08%	98,313
Buildout Improvements	21%	281,033	100.00%	281,033
<b>Totals</b>	<b>100%</b>	<b>\$ 1,343,060</b>		<b>\$ 379,346</b>
<b>% to Bonds</b>				<b>28%</b>

\* 2016 Bond interest expense will be spread across a weighted average 1,409 ERUs

TABLE C.5: ERUS SERVED BY PROJECTS FUNDED WITH 2016 BONDS

Projects	Capacity (ERU)	% of Proceeds	ERUs Served
Line Upsizing - Qualifying	1,882	26%	488
Buildout Improvements	1,591	74%	1,179
<b>Totals</b>		<b>100%</b>	<b>1,666</b>

## Appendix D: Series 2013 and Series 2011 Bond Proceed Expenditures

TABLE D.1: ALLOCATION OF CAPITAL PROJECTS TO CLASS

		Battlecreek/ Grovecreek Piping	2000 W Detention	1800 N 600 W Detention	Misc/ Engineering	Land - Heber Valley Bank 220 So	Lindon Hollow	Pipe Plant Property	Future System Replacement	Future Buildout Improvements	Future Line Upsizings
% Existing Asset		100%	100%	0%	0%	100%	100%	0%	0%	0%	0%
% Buildout		0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
% Upsizing		0%	0%	29%	0%	0%	0%	18%	0%	0%	21%
% Professional Services		0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
% Non-Qualifying		0%	0%	71%	0%	0%	0%	82%	100%	0%	79%

TABLE D.2: SERIES 2013 SOURCES AND USES

	Totals	Battlecreek/ Grovecreek Piping	2000 W Storm Water Detention	600 W Storm Water Detention	Misc/ Engineering	Land - Heber Valley Bank	Lindon Hollow	Pipe Plant Property	Future System Replacement	General Buildout Improvements	General Line Upsizings
Draw #1	\$ (3,330,173)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,330,173)	\$ -	\$ -	\$ -
Proposed Draw #2	(2,183,823)	-	-	-	-	-	-	-	-	(2,183,823)	-
<b>Total Series 2013 Uses</b>	<b>\$ (5,513,996)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,330,173)</b>	<b>\$ -</b>	<b>\$ (2,183,823)</b>	<b>\$ -</b>

TABLE D.3: SERIES 2011 SOURCES AND USES

	Totals	Battlecreek/ Grovecreek Piping	2000 W Storm Water Detention	600 W Storm Water Detention	Misc/ Engineering	Land - Heber Valley Bank	Lindon Hollow	Pipe Plant Property	Future System Replacement	General Buildout Improvements	General Line Upsizings
Draw #1	\$ (379,022)	\$ (379,022)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Draw #2	(379,022)	(379,022)	-	-	-	-	-	-	-	-	-
Draw #4	(357,390)	(357,390)	-	-	-	-	-	-	-	-	-
Draw #5	(2,394,209)	(1,646,202)	(448,793)	(296,646)	(2,568)	-	-	-	-	-	-
Draw #6	(446,295)	(297,560)	-	-	(1,507)	(147,228)	-	-	-	-	-
Draw #7	(150,846)	(9,323)	(75,654)	-	(2,500)	-	(63,369)	-	-	-	-
Draw #8	(2,869,827)	-	-	-	-	-	-	(2,869,827)	-	-	-
<b>Total Series 2011 Uses</b>	<b>\$ (6,976,610)</b>	<b>\$ (3,068,519)</b>	<b>\$ (524,447)</b>	<b>\$ (296,646)</b>	<b>\$ (6,575)</b>	<b>\$ (147,228)</b>	<b>\$ (63,369)</b>	<b>\$ (2,869,827)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Series 2013 Bonds				
	Sources	Uses	% to Ten Year Growth	\$ to Ten Year Growth
Bond Proceeds	\$ 5,623,455			
Issuance Costs	(148,303)			
Interest Earnings	38,844			
Existing Expenses <sup>1</sup>		-	9.87%	-
Buildout Expenses <sup>2</sup>		2,183,823	26.28%	574,016
Upsizing Expenses <sup>3</sup>		599,431	26.28%	157,560
Professional Expenses <sup>4</sup>		-	100.00%	-
Non-Qualifying Expenses		2,730,742	0.00%	-
<b>Total</b>	<b>\$ 5,513,996</b>	<b>\$ 5,513,996</b>		<b>\$ 731,576</b>
<b>2013 Bond Percent to Six Year Growth</b>				<b>13.27%</b>

1 Existing Expense ( 1,882 10Yr ERUs/19,704 Buildout ERUs=9.87% )

2 Buildout Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )

3 Upsizing Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )

4 Professional Expense = 100% to 6Yr ERUs

Series 2011 Bonds				
	Sources	Uses	% to Ten Year Growth	\$ to Ten Year Growth
Bond Proceeds	\$ 7,149,337			
Issuance Costs	(184,373)			
Interest Earnings	11,645			
Existing Expenses <sup>1</sup>		3,803,563	9.87%	375,291
Buildout Expenses <sup>2</sup>		-	26.28%	-
Upsizing Expenses <sup>3</sup>		602,596	26.28%	158,392
Professional Expenses <sup>4</sup>		6,575	100.00%	6,575
Non-Qualifying Expenses		2,563,877	0.00%	-
<b>Total</b>	<b>\$ 6,976,610</b>	<b>\$ 6,976,610</b>		<b>\$ 540,258</b>
<b>2011 Bond Percent to Six Year Growth</b>				<b>7.74%</b>

1 Existing Expense ( 1,882 10Yr ERUs/19,704 Buildout ERUs=9.87% )

2 Buildout Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )

3 Upsizing Expense ( 1,882 10Yr ERUs/7,160 ERUs to Buildout =26.68% )

4 Professional Expense = 100% to 6Yr ERUs

# Appendix E: Outstanding Debt and Allocation of Interest Expense

TABLE E.1: Series 2013 Storm Water Revenue Bonds

Date	Principal	Interest Rate	Interest	Total P&I
2013				
2014	\$ -	0.0%	\$ 118,024	\$ 118,024
2015	125,000	2.0%	170,769	295,769
2016	135,000	2.0%	168,169	303,169
2017	165,000	2.00%	165,169	330,169
2018	165,000	2.00%	161,869	326,869
2019	170,000	2.00%	158,519	328,519
2020	175,000	2.25%	154,850	329,850
2021	180,000	3.00%	150,181	330,181
2022	185,000	3.00%	144,706	329,706
2023	190,000	3.00%	139,081	329,081
2024	195,000	3.00%	133,306	328,306
2025	200,000	3.00%	127,381	327,381
2026	210,000	3.00%	121,231	331,231
2027	215,000	3.00%	114,856	329,856
2028	220,000	3.00%	108,331	328,331
2029	230,000	3.00%	101,581	331,581
2030	235,000	3.00%	94,606	329,606
2031	240,000	3.00%	87,481	327,481
2032	250,000	3.00%	80,131	330,131
2033	255,000	3.13%	72,397	327,397
2034	265,000	3.25%	64,106	329,106
2035	275,000	4.00%	54,300	329,300
2036	285,000	4.00%	43,100	328,100
2037	300,000	4.00%	31,400	331,400
2038	310,000	4.00%	19,200	329,200
2039	325,000	4.00%	6,500	331,500
<b>Total</b>	<b>\$ 5,500,000</b>		<b>\$ 2,791,246</b>	<b>\$ 8,291,246</b>

<b>Beyond 2014</b>	<b>\$ 5,500,000</b>		<b>\$ 2,673,222</b>	<b>\$ 8,173,222</b>
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TABLE E.3: Series 2002 Sales Tax Revenue Bonds

Date	Principal	Interest Rate	Interest	Total P&I
2003	\$ -	3.00%	\$ 149,785	\$ 149,785
2004	250,000	3.00%	295,820	545,820
2005	250,000	3.00%	288,320	538,320
2006	255,000	3.00%	280,745	535,745
2007	265,000	3.25%	272,945	537,945
2008	275,000	3.25%	264,501	539,501
2009	280,000	3.80%	255,483	535,483
2010	290,000	3.75%	245,423	535,423
2011	305,000	4.00%	234,194	539,194
2012	315,000	4.00%	222,175	537,175
2013	330,000	4.13%	209,275	539,275
2014	340,000	4.25%	195,662	535,662
2015	355,000	4.35%	181,106	536,106
2016	375,000	4.45%	165,406	540,406
2017	390,000	5.25%	148,573	538,573
2018	410,000	5.25%	129,133	539,133
2019	430,000	4.90%	107,082	537,082
2020	455,000	4.90%	84,648	539,648
2021	475,000	4.90%	61,862	536,862
2022	500,000	4.90%	37,975	537,975
2023	525,000	4.90%	12,863	537,863
<b>Total</b>	<b>\$ 7,070,000</b>		<b>\$ 3,842,975</b>	<b>\$ 10,912,975</b>

<b>Beyond 2014</b>	<b>\$ 3,915,000</b>		<b>\$ 928,648</b>	<b>\$ 4,843,648</b>
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TABLE E.2: Series 2011 Storm Water Revenue Bonds

Date	Principal	Interest Rate	Interest	Total P&I
2012	\$ -	3.00%	\$ 163,609	\$ 163,609
2013	185,000	2.00%	269,906	454,906
2014	185,000	4.00%	265,281	450,281
2015	195,000	3.00%	259,531	454,531
2016	200,000	2.25%	252,631	452,631
2017	205,000	2.50%	247,325	452,325
2018	210,000	2.75%	242,394	452,394
2019	215,000	3.00%	236,813	451,813
2020	220,000	3.25%	230,556	450,556
2021	230,000	3.00%	223,519	453,519
2022	235,000	4.00%	216,256	451,256
2023	245,000	4.00%	207,831	452,831
2024	255,000	4.00%	197,831	452,831
2025	265,000	4.00%	187,431	452,431
2026	275,000	4.00%	176,631	451,631
2027	285,000	4.00%	165,431	450,431
2028	300,000	4.00%	153,731	453,731
2029	310,000	4.13%	141,531	451,531
2030	325,000	4.13%	128,628	453,628
2031	340,000	4.38%	114,913	454,913
2032	350,000	4.38%	100,244	450,244
2033	370,000	4.50%	84,494	454,494
2034	385,000	4.50%	67,738	452,738
2035	405,000	4.75%	49,963	454,963
2036	420,000	4.75%	30,875	450,875
2037	440,000	4.75%	10,450	450,450
<b>Total</b>	<b>\$ 7,050,000</b>		<b>\$ 4,425,543</b>	<b>\$ 11,475,543</b>

<b>Beyond 2014</b>	<b>\$ 6,680,000</b>		<b>\$ 3,726,747</b>	<b>\$ 10,406,747</b>
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TABLE E.4: Proposed Series 2016 Storm Water Revenue Bonds

Date	Principal	Interest Rate	Interest	Total P&I
2015	\$ -		\$ -	\$ -
2016	145,141	3.00%	117,000	262,141
2017	149,495	3.00%	112,646	262,141
2018	153,980	3.00%	108,161	262,141
2019	158,600	3.00%	103,541	262,141
2020	163,358	3.00%	98,783	262,141
2021	168,258	3.00%	93,883	262,141
2022	173,306	3.00%	88,835	262,141
2023	178,505	3.00%	83,636	262,141
2024	183,861	3.00%	78,281	262,141
2025	189,376	3.00%	72,765	262,141
2026	195,058	3.00%	67,084	262,141
2027	200,909	3.00%	61,232	262,141
2028	206,937	3.00%	55,205	262,141
2029	213,145	3.00%	48,996	262,141
2030	219,539	3.00%	42,602	262,141
2031	226,125	3.00%	36,016	262,141
2032	232,909	3.00%	29,232	262,141
2033	239,896	3.00%	22,245	262,141
2034	247,093	3.00%	15,048	262,141
2035	254,506	3.00%	7,635	262,141
<b>Total</b>	<b>\$ 3,900,000</b>		<b>\$ 1,342,825</b>	<b>\$ 5,242,825</b>

<b>Beyond 2014</b>	<b>\$ 3,900,000</b>		<b>\$ 1,342,825</b>	<b>\$ 5,242,825</b>
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## Appendix F: Pleasant Grove Fixed Storm Water Assets

	A	B	C	D	E	F	G	H	I
1	TABLE F.1: STORM WATER SYSTEM ASSETS								
2	Asset No	Description		Life	Date Acq	Cost	System	Function	Type
3	Location: STORM DRAIN								
4	Improvements								
5	48.40.120	Storm Drain Improvement		50	2005	52,842	Storm	Collection	System
6	48.41.100	Flood Control Improvement		50	1998	165,306	Storm	Collection	System
7	48.41.103	Storm Drain System		50	1998	81,296	Storm	Collection	System
8	48.41.105	1100 N Drain		25	1998	5,700	Storm	Collection	System
9	48.41.106	Curb Box at 1300 W 1900 N		25	1999	1,182	Storm	Collection	System
10	48.41.108	Contractor System Addn		50	1999	29,016	Storm	Collection	System
11	48.41.109	System Dist		50	1999	229,279	Storm	Collection	System
12	48.41.110	System Dist		50	2000	270,817	Storm	Collection	System
13	48.41.111	System Dist		50	2001	6,360	Storm	Collection	System
14	48.41.112	Contractor System Addn		50	2001	157,123	Storm	Collection	System
15	48.41.113	System Dist		50	2002	38,374	Storm	Collection	System
16	48.41.114	Contractor System Addn		50	2002	211,329	Storm	Collection	System
17	48.41.115	Contractor System Addn		50	2003	443,488	Storm	Collection	System
18	48.41.116	System Dist		50	2003	59,738	Storm	Collection	System
19	48.41.117	Developer Cont.		50	2004	1,144,376	Storm	Collection	System
20	48.41.118	Storm Drain Improvement		50	2004	73,256	Storm	Collection	System
21	48.41.119	Center Street Storm Drain		50	2004	116,983	Storm	Collection	System
22	48.41.122	Developer Cont.		50	2005	459,398	Storm	Collection	Project
23	48.41.123	Dev Cont.		50	2006	753,547	Storm	Collection	System
24	48.41.124	Storm Drain Improvement		50	2006	113,562	Storm	Collection	System
25	48.41.125	Dev Cont.		50	2007	1,676,603	Storm	Collection	System
26	48.41.126	System Additions		50	2007	156,449	Storm	Collection	System
27	48.41.127	System Additions		50	2008	69,430	Storm	Collection	System
28	48.41.128	Dev Cont.		50	2008	607,953	Storm	Collection	System
29	48.41.129	Storm Drain Improvement		50	2009	189,171	Storm	Collection	System
30	48.41.130	Dev Cont.		50	2009	287,703	Storm	Collection	System
31	48.41.132	800 No - 600 W to 500 W		50	2009	37,309	Storm	Collection	System
32	48.41.135	UDOT - Line Under Freeway		50	2009	182,439	Storm	Collection	System
33	48.41.137	Contributed Storm Drain Lines		50	2010	211,184	Storm	Collection	System
34	48.41.138	Capitalized Interest		50	2010	7,142	Storm	Collection	System
35	48.41.139	Lindon Hollow Drainage		40	2011	219,625	Storm	Collection	System
36	48.41.141	Contributed Storm Drain		50	2011	518,267	Storm	Collection	System
37	48.41.142	Storm Drain Cap Interest		50	2011	13,518	Storm	Collection	System
38	48.41.149	Storm Drain Cap Interest		40	2012	52,411	Storm	Collection	Project
39	48.41.150	Storm Drain Master Plan		250	2012	63,975	Storm	Collection	System
40	48.41.151	Contributed Storm Drain		40	2012	27,235	Storm	Collection	System
41	48.41.152	Battle Creek/Grove Creek Piping		250	2012	2,979,845	Storm	Collection	System
42	48.70.811	800 N Murdock Dr St Dr		50	2013	14,365	Storm	Collection	System
43	48.70.812	1300 W Storm Drain Line		50	2013	145,513	Storm	Collection	System
44	48.70.811	300 N Storm Drain Improvements		50	2013	52,916	Storm	Collection	System
45	Improvements Totals					\$ 11,926,024			
46	Land								
47	48.41.131	Land for Retention Pond		250	2008	323,383	System	Detention	System
48	48.41.136	Land for Detention Basin Gebhardt		250	2010	143,454	System	Detention	System
49	48.41.145	Detention Basin 2000 West		250	2012	451,767	System	Detention	System
50	48.41.146	Detention Basin 1800 North 600 West		250	2012	237,746	System	Detention	System
51		Detention Heber Valley Bank		250	2012	147,228	System	Detention	System
52	48.70.811	Land Acquisition - Pipe Plant 75%Land to Storm		250	2013	-	System	Detention	System
53	48.41.155	Detention Basin (Pipe Plant) 75% Land to Storm		250	2013	-	System	Detention	System
54	Land Totals					\$ 1,303,578			
55	Retired Assets								
56	48.41.140	Battle/Grove Piping		250	2011	424,112	System	Collection	Retired
57	48.41.144	Battlecreek/Grovecreek Piping		40	2012	2,947,526	System	Collection	Retired
58	48.41.148	Contributed Storm Drain		40	2012	82,861	System	Collection	Retired
59	Retired Asset Totals					\$ 3,454,499			
60									
61									
62	Current System Replacement Cost			\$	69,529,333				
63	Current System Improvement Replacement Cost				49,325,730				
64	Project Improvements as a Percentage of Total Assets				29.06%				
65									
66									
67	Total City Assets (Historic Cost)			\$	16,684,101				
68	Contributed/Retired Storm Assets				9,981,720				
69	Current System Improvements				6,702,381				
70	System Improvements as a Percentage of Total Assets				40.17%				
71	Qualifying System Improvement Historic Cost			\$	6,702,381				
72									
73									

# Appendix G: Line Upsizing Credit

TABLE G.1: LINE UPSIZING CREDIT

Discount Rate 3.50%

	A	B	C	D	E	F	G	
	Year	Rate of Growth	ERUs	Population	Projected	Bond Financing Expense	Average PV Cost per ERU	
1	2011	-	11,289	34,359	\$ -	\$ -	\$ -	1
2	2012	1.83%	11,496	34,989	-	-	-	2
3	2013	1.82%	11,705	35,620	-	-	-	3
4	2014	1.79%	11,914	36,250	14,648,094	1,202,214	97.50	4
5	2015	1.76%	12,124	36,881		1,202,214	92.57	5
6	2016	1.74%	12,335	37,512		1,202,214	87.91	6
7	2017	1.72%	12,547	38,142		1,202,214	83.50	7
8	2018	1.70%	12,760	38,773		1,202,214	79.33	8
9	2019	1.68%	12,974	39,403		1,202,214	75.38	9
10	2020	1.65%	13,188	40,034		1,202,214	71.65	10
11	2021	1.18%	13,344	40,237		1,202,214	68.42	11
12	2022	1.11%	13,492	40,440		1,202,214	65.38	12
13	2023	1.12%	13,643	40,642		1,202,214	62.47	13
14	2024	1.12%	13,796	40,845		1,202,214	59.69	14
15	2025	1.12%	13,951	41,048		1,202,214	57.03	15
16	2026	1.13%	14,109	41,251		1,202,214	54.48	16
17	2027	1.13%	14,269	41,454		1,202,214	52.05	17
18	2028	1.14%	14,432	41,656		1,202,214	49.72	18
19	2029	1.14%	14,597	41,859		1,202,214	47.50	19
20	2030	1.15%	14,765	42,062			-	20
21	2031	1.57%	14,997	42,561			-	21
22	2032	1.55%	15,229	43,060			-	22
23	2033	1.52%	15,461	43,559			-	23
24	2034	1.50%	15,693	44,058		-	-	24
25	2035	1.48%	15,925	44,558		-	-	25
26	2036	1.46%	16,157	45,057		-	-	26
27	2037	1.44%	16,389	45,556		-	-	27
28	2038	1.42%	16,621	46,055		-	-	28
29	2039	1.40%	16,853	46,554		-	-	29
30	2040	1.38%	17,085	47,053		-	-	30
31	2050	1.16%	19,074	51,200		-	-	31
32								32
33							\$ 1,104.57	33
	A	B	C	D	E	F	G	



## Appendix H: Storm Water Proportionate Share

	A	B	C	D	E	F	G	H	
1	TABLE H.1: STORM WATER IMPACT FEE CALCULATION								1
2	Storm Water	Total System Cost	% Impact Fee Qualifying to Ten Year Growth	Total Ten Year Impact Fee Qualifying Cost	Impact Fee Qualifying Cost	ERUs Served	Cost per ERU		2
3									3
4	Line Upsizing	\$ 2,317,976	44.08%	1,021,798	\$ 1,021,798	1,882	\$ 542.93		4
5	Buildout (New Projects)	2,939,078	100.00%	2,939,078	2,939,078	1,591	1,847.19		5
6	Series 2016 Storm Revenue Bond Interest	1,342,825	28.24%	379,279	379,279	1,666	227.59		6
7	Series 2013 Storm Revenue Bond Interest	2,673,222	13.27%	354,673	354,673	1,882	188.46		7
8	Series 2011 Storm Revenue Bond Interest	3,726,747	7.74%	288,593	288,593	1,882	153.34		8
9	Series 2002 Sale Tax Revenue Bond Interest	55,719	9.87%	5,498	5,498	1,882	2.92		9
10	Professional Services Cost	61,267	100.00%	61,267	61,267	1,882	32.55		10
11	Buy In - Existing Storm Assets	6,702,381	9.87%	661,313	661,313	1,882	351.39		11
12	Rate Credit (Appendix G)						(1,104.57)		12
13									13
14	Subtotal	\$ 19,819,216		5,711,499	\$ 5,711,499		\$ 2,241.81		14
15	Impact Fee Fund Balance Credit								15
16	Uncommitted Impact Fee Fund Balance Credit	\$ -	10%	\$ -	\$ -	1,882	\$ -		16
17	Total Impact Fee Per ERU	\$ 19,819,216		\$ 5,711,499	\$ 5,711,499	1,882	\$ 2,241.81		17

18									18
19									19
20	TABLE H.2: STORM WATER IMPACT FEE PROPORTIONATE SHARE								20
21		Total Impact Fee Qualifying Expense (PV)	Projects Constructed Within Next Ten Years	% Constructed in Ten Years	Capacity of Ten Year Improvements (ERUs)	Capacity Served (ERUs)	% of Ten Year Improvements to Ten Year Growth	Cost Allocated to Ten Year Growth	21
22	Existing Improvements	\$ 6,702,381	Complete	Complete	19,074	1,882	9.87%	\$ 661,313	22
23	Line Upsizing (Future Projects)	3,196,334	1,905,912	60%	4,269	1,882	44.08%	840,154	23
24	Line Upsizing (Existing Bonds)	-	-	-	7,160	1,882	26.28%	-	24
25	Buildout Improvements (Future Projects)	10,874,709	2,416,602	22%	1,591	1,591	100.00%	2,416,602	25
26	Buildout Improvements (Existing Bonds)	-	-	-	7,160	1,882	26.28%	-	26
27	Professional Services Cost	50,482	50,482	100%	1,882	1,882	100.00%	50,482	27
28									28
29									29

A B C D E F G H

# Appendix I: Maximum Allowable Storm Water Impact Fees

	A	B	C	D	E	F	G						
1	Table I.1: Service Area I - 10 Year Detention							1					
2	Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit	2					
3	Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242	3					
4	Commercial (1,000 Sf)	85%	20%	170	0.04	2,242	86.62	4					
5	Church (1,000 Sf)	70%	20%	140	0.03	2,242	71.33	5					
6	School (1,000 Sf)	50%	20%	100	0.02	2,242	50.95	6					
7								7					
8	Table I.2: Service Area II - 100 Year Detention							8					
9	Type	% Impervious	Detention Adjustment	Equivalent Area	Equivalent ERU	Cost per ERU	Fee per Unit	9					
10	Residential (Unit)	0%	100%	4,400	1.00	\$ 2,242	\$ 2,242	10					
11	Commercial (1,000 Sf)	85%	3%	26	0.01	2,242	12.99	11					
12	Church (1,000 Sf)	70%	3%	21	0.00	2,242	10.70	12					
13	School (1,000 Sf)	50%	3%	15	0.00	2,242	7.64	13					
14								14					
15	Table I.3: Non-Residential Calculation							15					
16	Lot Size	X	% Impervious	X	Detention Adjustment	/	4,400 Sf	X	Cost per ERU	=	Fee per Unit	16	
17	Residential	Input			Input	100%	4,400		\$ 2,242		Calculate	17	
18	Service Area 1-Non Residential	Input			Input	20%	4,400		2,242		Calculate	18	
19	Service Area 2 - Non-Residential	Input			Input	3%	4,400		2,242		Calculate	19	
20	Sample Calculation (SA1 Non-Residential)	40,000	X		50% X	20%	/	4,400	X	2,242	= \$	2,038.01	20
21													21
	A	B	C	D	E	F	G						

**ADDENDUM No. 1**

**To**

**PLEASANT GROVE CITY  
STORM WATER IMPACT FEE FACILITY PLAN**

JULY 15, 2015



ADDENDUM No. 1

To

Pleasant Grove City  
Storm Water Impact Fee Facility Plan

July 15, 2015

The Impact Fee Facility Plan is hereby revised to include the following changes.

**REPLACE:**

Table 8 Ten Year Improvement Schedule (2013 Dollars) is hereby replaced with the attached Table.

**CLARIFICATION:**

The purpose of the modified ten year improvement schedule is to reflect the limited budget available for capital improvements to the Pleasant Grove City storm water system. It is also to bring the IFFP in line with the Impact Fee Analysis.

**IFFD Addendum #1 Table 8 Ten Year Improvement Schedule (2013 Dollars)**

<b>Fiscal Year</b>	<b>Description</b>	<b>Cost</b>	<b>% Benefit to Existing</b>	<b>Impact Expense</b>	<b>Operating Expense</b>
2014-15	5 Year Master Plan Update	\$75,000	0%	\$75,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,229,899	0%	\$507,251	\$722,647
2015-16	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
2016-17	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
2017-18	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0

2018-19	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
2019-20	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
	5 Year Master Plan Update	\$40,000	0%	\$40,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
2020-21	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,194,899	0%	\$472,251	\$722,647
	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
2021-22	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
2022-23	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$0	100%	\$0	\$0
	System Replacement	\$0	100%	\$0	\$0
	System Deficiencies	\$913,238	79%	\$190,591	\$722,647
	Buildout Improvements	\$241,660	0%	\$241,660	\$0
	Yearly Total	\$1,158,899	0%	\$436,251	\$722,647
	2023-24	Annual Master Plan Review	\$4,000	0%	\$4,000
Back Yard Storm Drain Relocation		\$0	100%	\$0	\$0
System Replacement		\$0	100%	\$0	\$0
System Deficiencies		\$913,238	79%	\$190,591	\$722,647
Buildout Improvements		\$241,660	0%	\$241,660	\$0
Yearly Total		\$1,158,899	0%	\$436,251	\$722,647
Total Expenditures		\$11,695,986		\$4,469,515	\$7,226,471



## **ORDINANCE NO. 2015-23**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, RE-ZONING APPROXIMATELY 1 ACRE LOCATED AT APPROXIMATELY 100 SOUTH 1300 WEST FROM THE GROVE COMMERCIAL SALES SUBDISTRICT TO THE GROVE MIXED HOUSING SUBDISTRICT. JOHN HARR, APPLICANT.**

**WHEREAS**, the applicant intends to utilize the property for residential purposes that are better suited to the location than commercial uses; and

**WHEREAS**, the General Plan designation of The Grove supports The Grove Mixed Housing Subdistrict; and

**WHEREAS**, the approximately 1 acre currently in The Grove Commercial Sales Subdistrict is directly adjacent to a newly approved housing development called Garden Grove which is in The Grove Mixed Housing Subdistrict; and

**WHEREAS**, on June 11, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

**WHEREAS**, at its public hearing the Planning Commission found that the rezone request was in the public's interest and is consistent with the written goals and policies of the General Plan; and

**WHEREAS**, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

**WHEREAS**, on July 28, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

**WHEREAS**, at its meeting the Pleasant Grove City Council was satisfied that the re-zoning request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

**WHEREAS**, at its meeting the Pleasant Grove City Council approved the request that the approximately 1 acre located at approximately 100 South 1300 West be rezoned from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:**

**SECTION 1:** The approximate 1 acre located at approximately 100 South 1300 West in the City of Pleasant Grove is hereby reclassified as The Grove Mixed Housing Subdistrict; said property being described as shown on Exhibit "A".

**SECTION 2:** The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

**SECTION 3.** The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

**SECTION 4. SEVERABILITY.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

**SECTION 5:** This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

**SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE** by the City Council or Pleasant Grove City, State of Utah, on this 28<sup>th</sup> day of July, 2015.

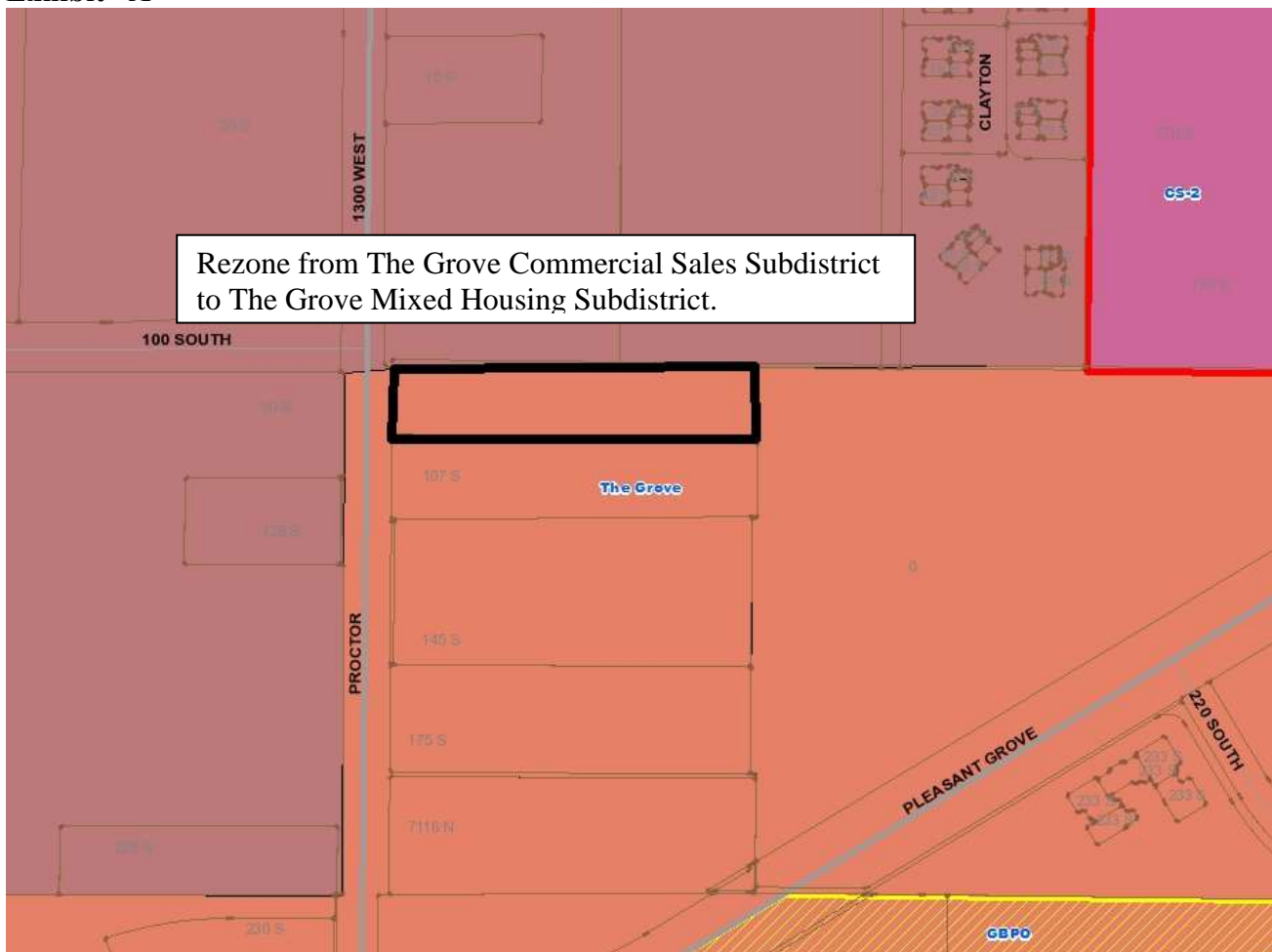
\_\_\_\_\_  
Michael W. Daniels, Mayor

ATTEST:

\_\_\_\_\_  
Kathy T. Kresser, CMC, City Recorder

(SEAL)

**Exhibit “A”**





# CITY COUNCIL STAFF REPORT

**Meeting Date: July 28, 2015**

**Item: 9C**

**Rezone of John Harr  
Property from The  
Grove Commercial Sales  
to The Grove Mixed  
Housing at approx. 100  
South 1300 West.**

## **Public Hearing**

### **APPLICANT:**

John Harr

### **ZONE**

The Grove Commercial  
Sales Subdistrict

### **GENERAL PLAN DESIGNATION**

The Grove

### **ATTACHMENTS:**

- rezone approx. 1 acre  
from The Grove  
Commercial Sales  
Subdistrict to The Grove  
Mixed Housing  
Subdistrict
- Aerial Photo
- Zoning Map

### **REPORT BY:**

- Ken Young, Community  
Development Director
- Royce Davies, City  
Planner

## **BACKGROUND**

In March 2015 the applicant approached the City wondering what could be done with a narrow section of his property that is planned to abut the south side of 100 East as it continues east from 1300 West. The property is currently located within The Grove Commercial Sales Subdistrict however the applicant did not feel that commercial would be a viable use due to the narrowness of the property. The applicant expressed a desire to construct residential on the property and was told that in order to do so, a rezone to The Grove Mixed Housing Subdistrict would be required.

The applicant is requesting a rezone of a section of his property located at approx. 100 South 1300 West from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing Subdistrict.

## **ANALYSIS**

The section of property to be rezoned is approx. 94.22 feet wide and 462 feet deep and is approx. 1 acre in area. The applicant has requested the zone change because of concerns over setbacks and parking requirements and visibility associated with commercial development on the property. If the property were developed under current circumstances, the current minimum setback on the southern property line where it abuts a residential use may not be required, but Staff would recommend that a wall or some other form of buffering would likely be required.

Parking would be determined by building size and use but would likely be more for commercial than would be required by residential. For example: a 1500 square foot townhouse would require 2 parking spaces while a 1500 square foot retail space would require 7.5 parking spaces and a 1500 square foot office space for business or professional services would require 5 parking spaces.

Parking and building areas cannot occupy the 25 foot required landscape buffer that would apply along 100 South and 1300 West. This further limits the amount of developable area on the property. Allowing a residential use on the property would allow for parking to be contained within unit footprints via garages. However, the required street frontage setbacks of 40 feet combined with side and rear setbacks of 25 feet leave approximately 29 feet of depth where a residence may be constructed.

Because of the extensive setback requirements associated with residences on the property and parking requirements associated with commercial uses, it is the opinion of Staff that changing the zoning on this property will not inherently make the space easier to develop. However, the applicant is still concerned about visibility of businesses along 100 South on this property and does not see a viable way to make commercial work at this time.

Based on the fact that the parcel will become relatively isolated by the installation of 100 South along its planned alignment, that there are planned and existing residential uses to the north, west, and south of the property, the challenges associated with creating successful retail on this small piece of property in its location, Staff recommends approval of the requested zone change.

## **RECOMMENDATION**

Staff recommends that the City Council approve the proposed rezone approx. 1 acre from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing Subdistrict, in The Grove Zone with the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **MODEL MOTIONS**

**Approval** – “I move the City Council approve the proposed rezone approx. 1 acre from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing Subdistrict, in The Grove Zone; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

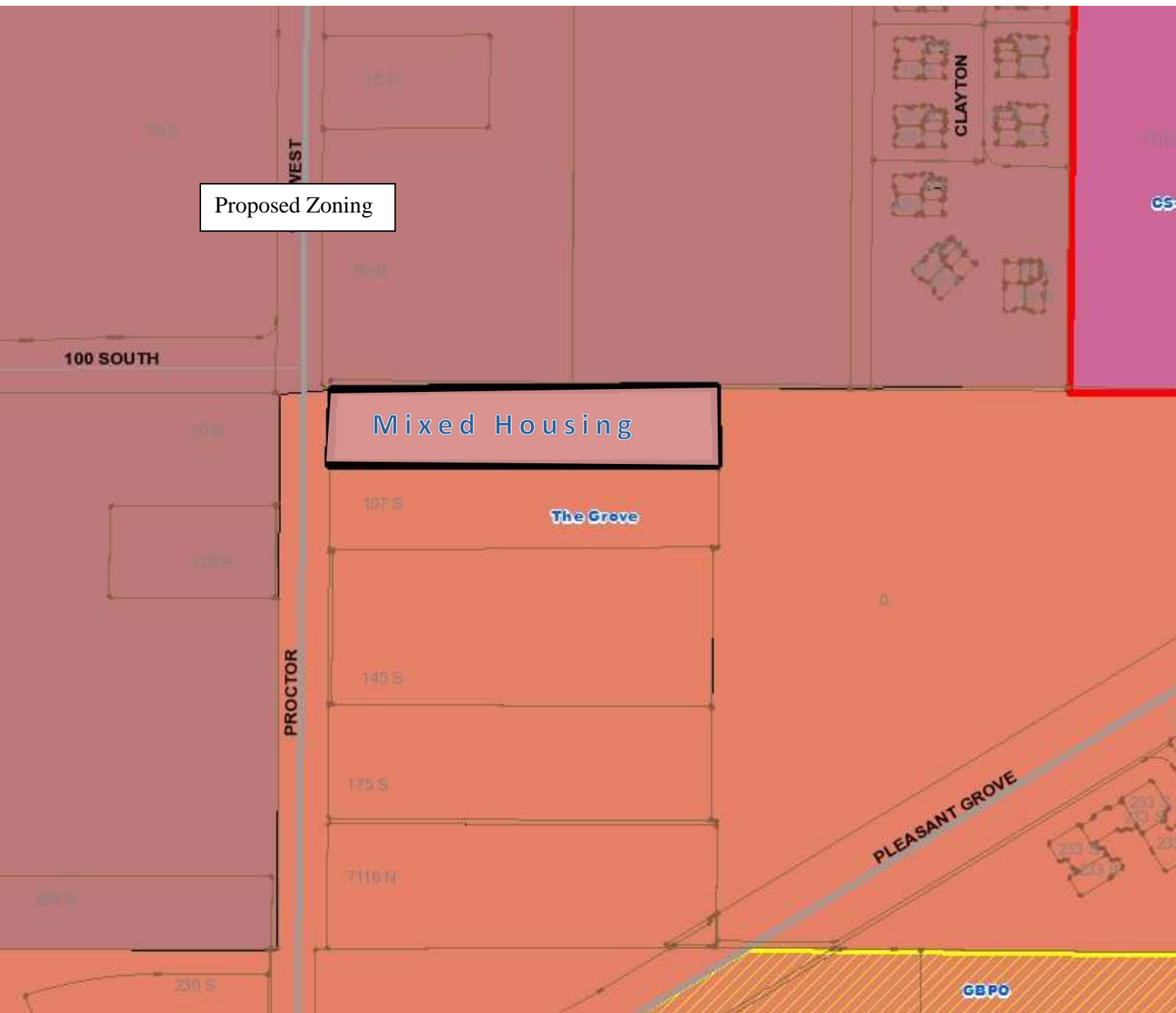
**Continue** – “I move the City Council continue the review of the proposed rezone approx. 1 acre from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing Subdistrict, in The Grove Zone, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the proposed rezone approx. 1 acre from The Grove Commercial Sales Subdistrict to The Grove Mixed Housing Subdistrict, in The Grove Zone, based on the following findings:”

1. List findings for denial...

## REZONE APPROX. 1 ACRE FROM THE GROVE COMMERCIAL SALES SUBDISTRICT TO THE GROVE MIXED HOUSING SUBDISTRICT

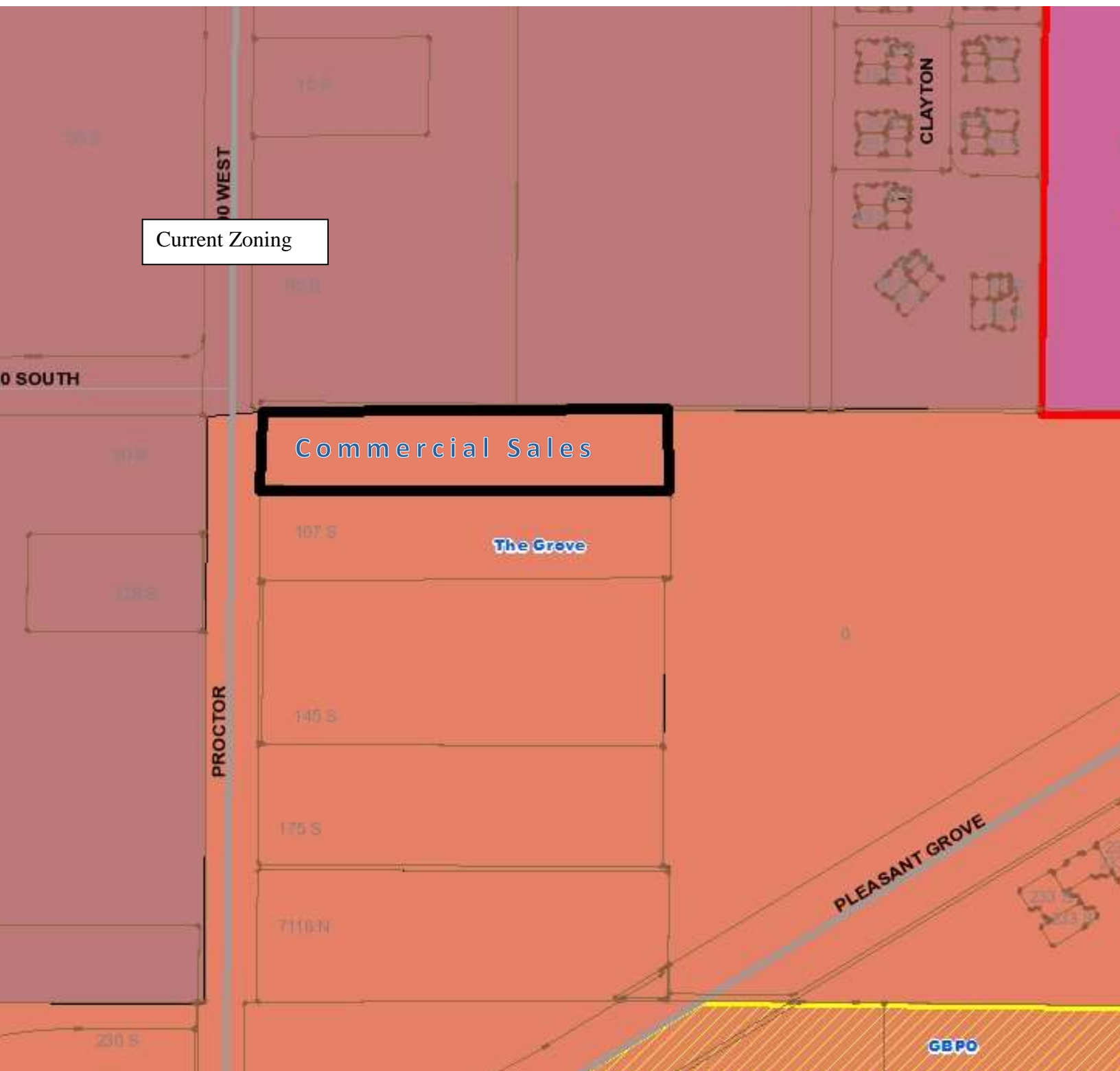




## AERIAL PHOTO



## ZONING MAP



## **ORDINANCE NO. 2015-22**

### **AN ORDINANCE AMENDING THE COMPENSATION SCHEDULE FOR THE ELECTED OFFICERS, STATUTORY OFFICERS, AND APPOINTED OFFICERS OF PLEASANT GROVE CITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Utah Code Annotated § 10-3-818 requires municipalities to prepare and adopt a compensation schedule for elected and statutory officers at a properly noticed public hearing; and

**WHEREAS**, the City desires to comply with state law; and

**WHEREAS**, the City wishes to include its appointed municipal officers in the compensation schedule; and

**WHEREAS**, the City finds it necessary to adjust the compensation schedule periodically to stay current with the changing employment market salary surveys; and

**WHEREAS**, said compensation schedule has not been adjusted since 2009; and

**WHEREAS**, no actual salary adjustments are implemented with this amendment; and

**WHEREAS**, the Municipal Council finds that it is in the best interest of the citizens of Pleasant Grove to adjust the compensation schedule to recruit and retain qualified individuals in the various offices; and

**WHEREAS**, the compensation schedule was presented to city officials and citizens on June 23, 2015 in a formal and properly noticed public hearing whereby the citizens were allowed to give input; and

**WHEREAS**, the Municipal Council has considered the matter and finds it is in the best interests of the City to adopt the following compensation schedule.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PLEASANT GROVE CITY, STATE OF UTAH AS FOLLOWS:**

**SECTION 1.**   **Compensation.** The salary ranges for appointed officials and statutory officers of Pleasant Grove City shall be amended and established as set forth more particularly on Exhibit A which is attached hereto and incorporated herein by reference.

**SECTION 2.**   **Severability.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

**SECTION 3.**   **Effective Date.** This Ordinance shall take effect immediately upon its passage and posting as provided by law.

**PASSED, ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah this 28<sup>th</sup> day of July, 2015.

---

Michael W. Daniels, Mayor

ATTEST:

---

Kathy T. Kresser, City Recorder, CMC



**RESOLUTION NO. 2015-2015-027**

**A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH KNOWLTON DEVELOPMENT REGARDING A MIXED USE PROJECT LOCATED AT APPROXIMATELY 53 SOUTH MAIN STREET, PLEASANT GROVE, UTAH PROVIDING FOR CROSS ACCESS EASEMENTS AND A FLEXIBLE PARKING EASEMENT AND OTHER RELATED MATTERS.**

**NOW, THEREFORE, BE IT RESOLVED** by the Pleasant Grove City Council, Pleasant Grove, Utah as follows:

**SECTION 1.**

**WHEREAS**, Developer is desirous of developing a three (3) story mixed use building within Pleasant Grove City located at approximately 53 South Main Street; and

**WHEREAS**, Developer desires to develop a parcel of land into commercial, retail and residential uses; and

**WHEREAS**, Developer desires to clarify access and parking issues regarding the development as part of their due diligence; and

**WHEREAS**, City and Developer have reached mutual agreement as to the responsibilities and terms of said project; and

**NOW THEREFORE, BE IT RESOLVED** as follows:

The Mayor is authorized to enter into and sign a Development Agreement with Aric Jensen and Knowlton Development for property located at approximately 53 South Main Street, Pleasant Grove, Utah. Said Development Agreement is attached hereto and incorporated herein as Exhibit "A."

**SECTION 2.**

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH**  
this, 28<sup>th</sup> day of July, 2015

ATTEST:

\_\_\_\_\_  
Michael W. Daniels, Mayor  
(SEAL)

\_\_\_\_\_  
Kathy T. Kresser, CMC, City Recorder

**When Recorded Return To:**  
**Kathy Kresser**  
**City Recorder**  
**Pleasant Grove City**  
**70 South 100 East**  
**Pleasant Grove, Utah 84062**

## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered as of the \_\_\_\_\_ day of \_\_\_\_\_, 2015. ("Effective Date"), by and between PLEASANT GROVE CITY, a Utah municipal corporation, hereinafter "City," and Knowlton General, a Utah corporation whose address is 70 North Main Street, Suite 106, Bountiful, UT 84010 and, Aric Jensen and Brian Knowlton as individuals, (collectively "Developer"). Developer and City are hereinafter referred to collectively as the "Parties," or individually as a "Party."

### **RECITALS**

**WHEREAS**, Developer is under contract to purchase property located at approximately 33 South Main Street, Pleasant Grove, Utah, and represents property interests at 53 South Main Street, Pleasant Grove Utah; and

**WHEREAS**, said property is located in the Downtown Village Zone; and

**WHEREAS**, the proposed development is consistent with the vision established by the Pleasant Grove City Council for the Downtown Village; and

**WHEREAS**, Developer cannot meet all of the parking requirements for the proposed development as required by the types of uses anticipated and the local zoning ordinance; and

**WHEREAS**, Developer has requested assistance from the City to meet said requirements; and

**WHEREAS**, Developer has agreed to provide certain amenities in return; and

**WHEREAS**, the city and Developer desire to enter this Development Agreement in order to define the terms of their agreement; and

**WHEREAS**, the Project is subject to, and shall conform with this Agreement and the existing city laws; and

**WHEREAS**, the Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as described in this Agreement, and the rights and responsibilities of the City to allow, approve, and regulate such development pursuant to this Agreement.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the covenants hereafter set forth, and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

### **SECTION ONE: DEVELOPER RESPONSIBILITIES**

- 1.1 Developer is required to construct a three (3) story mixed use building of similar design and function as the one located at 100 South Main, in Bountiful, Utah.
- 1.2 Developer shall grant to City pedestrian access to Main St across "Plaza" area on the north side of property.
- 1.3 Developer shall grant reciprocal cross access easements to properties on north and south of the proposed development in a location and manner to be determined at the time of site plan approval.
- 1.4 Proposed Project is shown on Exhibit 1 (Concept Plan) which is attached hereto and incorporated herein by reference.

### **SECTION TWO: CITY RESPONSIBILITIES**

- 2.1 If necessary, allow parking stall encroachment into existing ten foot (10') landscaping buffer on the east side of the Development. Said encroachment not to exceed five feet (5')
- 2.2 Grant a flex parking easement for seven (7) parking stalls for commercial users to park in City parking lot.
- 2.3 Grant vehicular and pedestrian access across City parking lot with an ingress/egress easement. Said easement may be relocated at any time at the City's discretion.

### **SECTION THREE: GENERAL PROVISIONS**

- 3.1 **AMENDMENTS.** This Agreement may be amended only by written agreement of the Parties.
- 3.2 **SEVERABILITY OF PROVISIONS.** If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law and the manifest general intent of this Agreement.
- 3.3 **COVENANTS RUNNING WITH THE LAND.** The provisions of this Agreement will constitute real covenants, contract and property rights and equitable servitudes, which will run with all of the land subject to this Agreement. The burdens and benefits hereof will bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. Each successor in interest will succeed only to those benefits and burdens of this Agreement which pertain to the portion of the project to which successor holds title.
- 3.4 **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon each of the Parties and their respective successors and assigns.
- 3.5 **WAIVERS.** No waiver by any Party of any breach or default by any other Party in the

performance by such Party of its obligations under this Agreement shall be deemed or construed to be a consent to or waiver of any other breach or default in the performance by such Party of any other obligations under this Agreement. Failure of any Party to notify any other Party hereto of a default on the part of said other Party, shall not constitute a waiver by such failing Party of the rights of such failing Party under this Agreement.

3.6 **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the law of the State of Utah.

3.7 **RELATIONSHIP.** Nothing in this Agreement shall create between the Parties, or be relied upon by others as creating, any relationship of partnership, association, joint venture, or otherwise.

3.8 **NOTICES.** Each notice associated with this Agreement shall be in writing and shall be deemed to have been properly given if served by personal service or by deposit of such with the United States Postal Service, or any successor thereto, and said deposit having been designated as certified mail with return receipt requested, and bearing adequate postage and addressed as hereafter provided. Each notice shall be deemed to have been received upon the execution of a sworn affidavit of the personal server or the execution of a United States Postal Service return receipt. The Parties shall have the right to change addresses, and shall within 10 days of any such addresses change, provide written notice of such change to other Parties hereto.

Notices to the Parties shall be addressed as follows:

**Developer:**

Knowlton General  
70 North Main Street  
Suite 106  
Bountiful, UT 84010

**City:**

Pleasant Grove City  
Attn: Mayor  
70 South 100 East  
Pleasant Grove, UT 84062  
Attn: Scott Darrington, City Administrator

3.9 **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall comprise but a single instrument.

3.10 **CONSTRUCTION.** No rule of strict construction shall be applied against any Party.

3.11 **COOPERATION.** The Parties shall cooperate together, take such additional actions, sign such additional documentation and provide such additional information as reasonably necessary to accomplish the objectives set forth herein.

3.12     **EXHIBITS.** All Exhibits attached hereto are incorporated herein by reference.

3.13     **KNOWLEDGE.** The Parties have read this document and have executed it voluntarily after having been apprised of all relevant information and risks and having had the opportunity to obtain legal counsel of their choice.

3.14     **SUPREMACY.** In the event of any conflict between the terms of this Agreement and those of any document referred to herein, this document shall govern.

**IN WITNESS WHEREOF,** the Parties hereto have caused this Agreement to be duly executed as of the date first above written.

**CITY:**

**PLEASANT GROVE CITY,** a  
Utah Municipal Corporation

By: \_\_\_\_\_

\_\_\_\_\_, Mayor

**ATTEST:** \_\_\_\_\_

\_\_\_\_\_  
City Recorder

STATE OF \_\_\_\_\_ )

:ss

COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_ 2015, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

**DEVELOPER:**

**KNOWLTON GENERAL, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
:ss  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_ 2015, personally appeared before me \_\_\_\_\_, the  
signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Aric Jensen,  
As an individual

STATE OF \_\_\_\_\_ )  
:ss  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_ 2015, personally appeared before me \_\_\_\_\_, the  
signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Brian Knowlton,  
As an individual

STATE OF \_\_\_\_\_ )  
:ss  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_ 2015, personally appeared before me \_\_\_\_\_, the  
signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-13100	GENERAL FUND - ACCTS REC.- CITY EMPLOYEES						
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2511850		07/08/2015	95.98
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2511869		07/08/2015	63.00
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2512140		07/08/2015	125.98
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2512142		07/08/2015	35.08
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2512764		07/09/2015	14.39
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2514002		07/13/2015	740.41
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2515795		07/16/2015	191.96
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2515797		07/16/2015	8.99
							1,275.79
10-15820	GENERAL FUND - SDA EXPENSE ACCOUNT						
	5033	MACEYS	SDA/CREDIT	39482		07/15/2015	136.07
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	06302015		06/30/2015	881.29
							745.22
10-15850	GENERAL FUND - POLICE WARRANT CLEARING						
	7204	SALT LAKE DISTRICT COURT	WARRANT CLEARING	07092015		07/09/2015	5,000.00
10-21355	GENERAL FUND - CASH BONDS (NEW)						
	4330	JCTM INVESTMENTS LLC	CASH BOND RELEASE INTEREST	07202015		07/20/2015	18.93
	4330	JCTM INVESTMENTS LLC	CASH BOND RELEASE	07212015		07/21/2015	1,700.00
							1,718.93
10-22390	GENERAL FUND - LEGAL SHIELD						
	4729	PRE-PAID LEGAL SERVICES, INC.	LEGAL SERVICE FOR PD OFFICERS	07152015		07/15/2015	88.75
10-34-280	GENERAL FUND - CHARGES FOR SERVICES - AMBULANCE FEES						
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	889		04/30/2015	1,871.16
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	911		05/31/2015	873.30
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	925		06/30/2015	1,167.13
							3,911.59
10-42-240	GENERAL FUND - JUDICIAL - OFFICE EXPENSE						
	2122	CULLIGAN BOTTLED WATER	JUDICIAL/DRINKING WATER	65X03024207		06/30/2015	27.20
10-42-310	GENERAL FUND - JUDICIAL - LEGAL SERVICES						
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	06302015		06/30/2015	287.18
10-42-330	GENERAL FUND - JUDICIAL - PROFESSIONAL SERVICES						
	222	ALL PRO SECURITY LLC	JUDICIAL/CONSTABLES	2015-371		06/24/2015	468.00
Total JUDICIAL							782.38
10-43-410	GENERAL FUND - NON-DEPARTMENTAL - SUMMER FIREWORKS						
	505	ANYTIME SERVICES	CHEMICAL TOILETS FOR FIREWORKS	57390		07/06/2015	198.00
10-43-430	GENERAL FUND - NON-DEPARTMENTAL - STRAWBERRY DAYS						
	5033	MACEYS	QUEENS TEA EXPENSE	21912		02/06/2015	36.86
	5033	MACEYS	QUEENS TEA EXPENSE	4771		03/13/2015	12.47
							49.33
Total NON-DEPARTMENTAL							247.33
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE						
	1371	CANON SOLUTIONS AMERICAN, INC.	ADM/COPIER MAINTENANCE	4016387563		07/01/2015	41.66
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	76538434001		06/24/2015	103.94
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	78388082001		06/30/2015	42.10
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	78388228001		06/30/2015	13.03

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	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'78652418001		07/02/2015	543.46
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'78652978001		07/02/2015	13.25
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'79455208001		07/08/2015	317.18
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'80853324001		07/15/2015	11.86
							878.60
10-46-610	GENERAL FUND - ADMINISTRATIVE SERVICES - MISCELLANEOUS EXPENSE						
	5033	MACEYS	ADM/CREDIT	681		04/28/2015	.28
Total ADMINISTRATIVE SERVICES							878.32
10-47-250	GENERAL FUND - FACILITIES - VEHICLE						
	675	AUTO ZONE STORES, INC.	BUILDING MAINTENANCE	6231208923		07/06/2015	58.53
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	388.70
							447.23
10-47-480	GENERAL FUND - FACILITIES - DEPARTMENTAL SUPPLIES						
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909625015		07/09/2015	198.96
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909626496		07/09/2015	23.99
							222.95
10-47-510	GENERAL FUND - FACILITIES - CITY HALL - HEATING EXPENSE						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	34.85
10-47-560	GENERAL FUND - FACILITIES - PARKS - BUILDING MAINTENANCE						
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909626496		07/09/2015	193.17
10-47-580	GENERAL FUND - FACILITIES - OLD BELL SCHOOL - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	7.16
10-47-600	GENERAL FUND - FACILITIES - COMMUNITY CNTR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	10.29
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	27.08
							37.37
10-47-620	GENERAL FUND - FACILITIES - COMMUNITY CENTER - BLDG MAINT						
	6850	REPUBLIC SERVICES	ALL DEPT/WASTE COLLECTION	6850		06/30/2015	654.31
10-47-640	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	105.38
10-47-680	GENERAL FUND - FACILITIES - CEMETERY BLDG - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	12.20
10-47-710	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	36.06
10-47-730	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - BLDG MAINT						
	3564	GUNTHERS COMFORT AIR	BUILDING MAINTENANCE	94232		06/30/2015	497.50
10-47-750	GENERAL FUND - FACILITIES - PUMP HOUSE - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	20.50
10-47-760	GENERAL FUND - FACILITIES - PUBLIC WORKS - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	7.16
10-47-790	GENERAL FUND - FACILITIES - RENTAL PROPERTY EXPENSES						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	7.16
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	7.43
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	12.95



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							27.54
10-47-810	GENERAL FUND - FACILITIES - SR CENTER - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	10.76
Total FACILITIES							2,314.14
10-51-250	GENERAL FUND - ENGINEERING - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	189.63
10-51-332	GENERAL FUND - ENGINEERING - PROFESSIONAL SERVICES						
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37804		06/30/2015	2,496.15
	4292 J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	269.77
	4292 J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,737.54
	4292 J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	387.74
	4292 J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,860.24
	4292 J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	3,628.85
	4292 J.U.B. ENGINEERS, INC.		COM DEV/GENERAL ENGINEERING	94964		06/30/2015	1,172.27
	4292 J.U.B. ENGINEERS, INC.		GENERAL ENGINEERING SERVICES	94966		06/30/2015	52.73
	4292 J.U.B. ENGINEERS, INC.		GEN ENGINEERING	94971		06/30/2015	2,235.46
	4292 J.U.B. ENGINEERS, INC.		GEN ENGINEERING	94972		06/30/2015	7,489.65
Total ENGINEERING							21,330.40
							21,520.03
10-52-210	GENERAL FUND - COMMUNITY DEVELOPMENT - MEETINGS & MEMBERSHIPS						
	4286 IWORQ SYSTEMS INC.		COM DEV/REGISTRATION USERS COM	6985		07/02/2015	100.00
	8804 UTAH BUSINESS LICENING ASSOC.		COM DEV/MEMBERSHIP FEES	07172015		07/17/2015	150.00
							250.00
10-52-250	GENERAL FUND - COMMUNITY DEVELOPMENT - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	167.79
10-52-332	GENERAL FUND - COMMUNITY DEVELOPMENT - PROFESSIONAL SERVICES						
	9765 YEOMAN, JAMES		COM DEV/PLAN REVIEWS	07092015		07/09/2015	150.00
10-52-480	GENERAL FUND - COMMUNITY DEVELOPMENT - DEPARTMENTAL SUPPLIES						
	6343 PLEASANT GROVE PRINTERS		COM DEV/BUSINESS CARDS	7066		06/29/2015	60.00
Total COMMUNITY DEVELOPMENT							627.79
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE						
	990 BLUEFIN OFFICE GROUP		PD/OFFICE SUPPLIES	12982770		07/15/2015	901.99
	990 BLUEFIN OFFICE GROUP		PD/OFFICE SUPPLIES	12982771		07/16/2015	33.84
	2122 CULLIGAN BOTTLED WATER		PD/OFFICE SUPPLIES	65X02969303		06/30/2015	77.25
	2122 CULLIGAN BOTTLED WATER		PD/COOLER RENTAL	65X02980409		07/01/2015	10.75
							1,023.83
10-54-250	GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE						
	895 BIG O TIRES #44105		PD/VEHICLE EXPENSE	115887		06/30/2015	818.64
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	158726		07/16/2015	84.58
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	158790		07/17/2015	83.68
	3720 HARLEY-DAVIDSON OF		PD/MOTORCYCLE REPAIR PARTS	26583395		07/08/2015	13.85
	3720 HARLEY-DAVIDSON OF		PD/MOTORCYCLE REPAIR LABOR	26583395		07/08/2015	105.60
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	6,256.73

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							7,363.08
10-54-300	GENERAL FUND - POLICE DEPARTMENT - UNIFORM EXPENSE						
	7505 SKAGGS COMPANIES, INC.	PD/UNIFORM EXPENSE		2512819		07/09/2015	346.79
10-54-450	GENERAL FUND - POLICE DEPARTMENT - RADIO SERVICE						
	8825 UTAH COMMUNICATIONS AUTHORITY	PD/RADIO REPAR		55465		06/16/2015	1,432.49
10-54-480	GENERAL FUND - POLICE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	2432 DIGITAL-ALLY INC.	PD/MICROPHONE UPGRADE		1078580		07/08/2015	1,995.00
	3154 FREELINC	PD/WALL CHARGER		109327		07/09/2015	15.00
	6595 PUBLIC SAFETY CENTER, INC	PD/BARRICADE TAPE		5611222		07/10/2015	216.31
	7345 SCOTT COMMUNICATIONS, INC.	PD/DEPARTMENTAL SUPPLIES		500025		07/09/2015	1,840.00
	7505 SKAGGS COMPANIES, INC.	PD/DEPARMENTAL SUPPLIES		2512745		07/09/2015	241.92
	7505 SKAGGS COMPANIES, INC.	PD/DEPARMENTAL SUPPLIES		2514004		07/13/2015	258.28
							4,566.51
10-54-610	GENERAL FUND - POLICE DEPARTMENT - MISCELLANEOUS EXPENSE						
	5033 MACEYS	PD/DEPARTMENTAL SUPPLIES		21960		01/26/2015	17.99
	5033 MACEYS	PD/DEPARTMENTAL SUPPLIES		4797		03/04/2015	22.75
							40.74
Total POLICE DEPARTMENT							14,773.44
10-55-250	GENERAL FUND - FIRE DEPARTMENT - VEHICLE EXPENSE						
	2752 EVCO HOUSE OF HOSE	FIRE/VEHICLE MAINTENANCE		73416		07/14/2015	8.66
	3468 GREASE MONKEY #790	FIRE/VEHICLE EXPENSE		158390		07/09/2015	121.49
	4674 LARRY H MILLER SUPER FORD	FIRE/VEHICLE REPAIR		356092		07/08/2015	370.00
	7925 STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE		07222015		07/22/2015	1,520.86
							2,021.01
10-55-280	GENERAL FUND - FIRE DEPARTMENT - TELEPHONE EXPENSE						
	625 AT&T MOBILITY	FIRE/CELL PHONE EXPENSE		06292015		06/28/2015	306.53
	9131 VERIZON WIRELESS	FIRE/CELL PHONE EXPENSE		9748262802		07/01/2015	1,067.42
							1,373.95
10-55-480	GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	2122 CULLIGAN BOTTLED WATER	FIRE/BOTTLED WATER		65X03032408		06/30/2015	78.70
	2123 CULLIGAN WATER CONDITIONING	FIRE/DEPARTMENTAL SUPPLIES		65X02949503		06/30/2015	135.00
	3841 HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE		21137415		07/02/2015	1,024.55
	3841 HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE		21511311		07/15/2015	624.12
	4225 INTERMOUNTAIN WORKMED-OREM	FIRE/VACCINES		2721298		07/01/2015	16.00
	5033 MACEYS	FIRE/DEPARTMENTAL SUPPLIES		119651		07/03/2015	91.74
	5033 MACEYS	FIRE/ASSORTED EXPENSES		24631		06/18/2015	78.50
	5033 MACEYS	FIRE/DEPARTMENTAL SUPPLIES		54042		04/14/2015	107.04
	7890 STAT MEDICAL SUPPLY CO.	FIRE/DEPARTMENTAL SUPPLIES		86698		07/06/2015	335.00
							2,490.65
10-55-740	GENERAL FUND - FIRE DEPARTMENT - EQUIPMENT						
	7106 ROSS EQUIPMENT COMPANY, INC.	FIRE/VEHICLE EXPENSE		105308		07/08/2015	3,487.00
10-55-760	GENERAL FUND - FIRE DEPARTMENT - TECHNOLOGY						
	6238 PHYSIO-CONTROL, INC.	FIRE/ANNUAL MAINTENANCE		416014197		07/01/2015	2,040.00
Total FIRE DEPARTMENT							11,412.61
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE		07222015		07/22/2015	550.06

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Total ANIMAL CONTROL							550.06
10-59-350	GENERAL FUND - ECONOMIC DEVELOPMENT - PROMENADE EXPENDITURES						
15	1	PROMOTIONAL PRODUCTS, INC.	ECON DEV/BUSINESS AWARDS	2050		07/17/2015	67.21
Total ECONOMIC DEVELOPMENT							67.21
10-60-250	GENERAL FUND - STREETS - VEHICLE EXPENSE						
5833		O'REILLY AUTOMOTIVE INC.	STR/VEHICLE EXPENSE	3623443942		07/09/2015	9.99
5833		O'REILLY AUTOMOTIVE INC.	STR/VEHICLE REPAIR PARTS	3623444020		07/09/2015	9.54
7925		STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	1,643.92
							1,663.45
10-60-280	GENERAL FUND - STREETS - TELEPHONE EXPENSE						
5950		PAETEC	PUB WORKS/DSL LINE	58571254		06/30/2015	57.25
10-60-285	GENERAL FUND - STREETS - CELLULAR SERVICES						
625		AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	06302015		06/28/2015	480.81
10-60-330	GENERAL FUND - STREETS - ENGINEERING SERVICES						
4292		J.U.B. ENGINEERS, INC.	GEN ENGINEERING	94970		06/30/2015	308.61
4292		J.U.B. ENGINEERS, INC.	STR/ENGINEERING	94977		06/30/2015	986.46
							1,295.07
10-60-420	GENERAL FUND - STREETS - SIDEWALKS						
6447		PRECISION CONCRETE CUTTING	STR/TRIP HAZARDS REMOVAL	15132		06/30/2015	5,000.00
10-60-480	GENERAL FUND - STREETS - DEPARTMENTAL SUPPLIES						
239		ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	06292015		06/30/2015	349.77
675		AUTO ZONE STORES, INC.	STR/DEPARTMENTAL SUPPLIES	6231211189		07/09/2015	39.63
970		BJ PLUMBING SUPPLY	STR/DEPARTMENTAL SUPPLIES	617429		06/29/2015	825.00
1368		C-A-L RANCH STORES	STR/DEPARTMENTAL SUPPLIES	6114/8		06/24/2015	145.96
1758		CINTAS CORPORATION #180	MULTI DEPT/CLOTHING RENTAL	180735499		06/18/2015	46.84
1758		CINTAS CORPORATION #180	STR/DEPARTMENTAL SUPPLIES	180738012		06/25/2015	46.84
1758		CINTAS CORPORATION #180	MULTI DEPT/CLOTHING RENTAL	180740516		07/02/2015	46.84
3725		HARSCO METALS AMERICAS	STR/DEPARTMENTAL SUPPLIES	012-02189		06/25/2015	185.65
4019		HUMPHRIES, INC.	STR/RUBBER WHEEL	267939		06/30/2015	18.23
4264		INTERWEST SAFETY SUPPLY, INC.	STR/DEPARTMENTAL SUPPLIES	3887		06/24/2015	89.00
5188		METRO READY MIX	STR/DEPARTMENTAL SUPPLIES	113337		06/24/2015	2,271.00
5188		METRO READY MIX	STR/DEPARTMENTAL SUPPLIES	113880		07/02/2015	2,907.00
5188		METRO READY MIX	STR/DEPARTMENTAL SUPPLIES	114150		07/08/2015	2,695.00
5833		O'REILLY AUTOMOTIVE INC.	STR/DEPARTMENTAL SUPPLIES	3623440777		06/24/2015	12.50
5833		O'REILLY AUTOMOTIVE INC.	STR/DEPARTMENTAL SUPPLIES	3623443677		07/08/2015	68.70
6343		PLEASANT GROVE PRINTERS	STR/ BUSINESS CARDS	7082		07/09/2015	60.00
7420		SHIELD-SAFETY, LLC	STR/DEPARTMENTAL SUPPLIES	2203306158		06/18/2015	20.00
							9,827.96
10-60-610	GENERAL FUND - STREETS - MISCELLANEOUS EXPENSE						
239		ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	06292015		06/30/2015	26.86
10-60-740	GENERAL FUND - STREETS - EQUIPMENT						
1460		CATE RENTAL & SALES, LLC	STR/EQUIPMENT REPAIR	705917		06/30/2015	7,118.09
Total STREETS							25,469.49

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10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE						
	307	AMAZON	LIB/BOOKS	06282015		06/28/2015	40.68
	307	AMAZON	LIB/BOOKS	07082015		07/08/2015	53.40
	5609	NEOPOST USA INC.	LIB/MAILING MACHINE RENTAL	52968266		06/04/2015	59.25
	5730	OFFICE DEPOT, INC.	LIB/OFFICE SUPPLIES	78963932001		07/06/2015	138.77
	6343	PLEASANT GROVE PRINTERS	LIB/NEW PATROM CARDS	7083		07/11/2015	65.00
							357.10
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE						
	1905	COMCAST CABLE	LIB/INTERNET SERVICES	07122015		07/13/2015	70.24
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING						
	307	AMAZON	LIB/BOOKS	06282015		06/28/2015	35.96
	5033	MACEYS	LIB/ASSORTED EXPENSES	119976		07/14/2015	10.50
	5033	MACEYS	LIB/ASSORTED EXPENSES	24173		07/11/2015	33.89
	5033	MACEYS	LIB/ASSORTED EXPENSES	26462		07/21/2015	33.80
							114.15
10-65-480	GENERAL FUND - LIBRARY - BOOKS						
	307	AMAZON	LIB/BOOKS	06282015		06/28/2015	121.20
	307	AMAZON	LIB/BOOKS	07082015		07/08/2015	110.47
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86098720		07/02/2015	68.86
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	860987210		07/02/2015	47.69
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86098722		07/02/2015	97.87
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86098723		07/02/2015	319.10
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86108069		07/03/2015	16.36
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86141015		07/07/2015	634.39
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86162148		07/07/2015	60.25
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86188510		07/08/2015	1,388.31
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86188511		07/08/2015	705.23
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	8620787		07/09/2015	155.70
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86212280		07/09/2015	46.34
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86212281		07/09/2015	264.55
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86225764		07/10/2015	68.58
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86229337		07/10/2015	422.82
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86255426		07/13/2015	127.41
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86271615		07/14/2015	35.53
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86297894		07/15/2015	58.74
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75166241		06/30/2015	33.93
	7527	SMART APPLE MEDIA	LIB/BOOKS	178849		07/13/2015	220.50
							5,003.83
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS						
	307	AMAZON	LIB/BOOKS	06282015		06/28/2015	19.84
	307	AMAZON	LIB/BOOKS	07082015		07/08/2015	375.52
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75168687		07/02/2015	48.02
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75170137		07/07/2015	56.90
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75171079		07/08/2015	56.90
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75172270		07/09/2015	196.27
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75174169		07/14/2015	56.90
							810.35
Total LIBRARY							6,355.67
10-67-240	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - OFFICE EXPENSE						
	1905	COMCAST CABLE	SC/INTERNET SERVICE	07152015		07/15/2015	63.77
	8540	TRITEL NETWORKS, INC.	SC/OFFICE EQUIPMENT	163689		07/07/2015	589.88

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							653.65
Total SR. CITIZEN CTR & AUDITORIUM							653.65
10-70-200	GENERAL FUND - PARKS - MOWER EXPENSE						
675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231209117		07/06/2015	14.62	
2178	CUTLERS, INC.	PARK/NEW TRIMMERS & BLOWERS	278036		07/06/2015	1,295.84	
2178	CUTLERS, INC.	PARK/MOWER EXPENSE	278610		07/09/2015	19.92	
2493	DUFF SHELLEY MOWER & CYCLE	PARK/MOWER MAINTENANCE	69333		07/08/2015	84.99	
2752	EVCO HOUSE OF HOSE	PARK/DEPARTMENTAL SUPPLIES	73451		07/14/2015	7.60	
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	344.32	
8576	TURF EQUIPMENT	PARK/MOWER EXPENSE	38590800		07/10/2015	1,642.69	
8576	TURF EQUIPMENT	PARK/MOWER EXPENSE	38672600		07/10/2015	149.10	
							3,559.08
10-70-250	GENERAL FUND - PARKS - VEHICLE EXPENSE						
675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231210581		07/08/2015	5.19	
675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231215958		07/16/2015	77.48	
1436	CARTERS AUTO & REPAIR INC.	PARK/VEHICLE EXPENSE	7523		06/16/2015	213.08	
1436	CARTERS AUTO & REPAIR INC.	PARK/VEHICLE EXPENSE	7582		06/29/2015	337.46	
4900	LKC AUTOMATIVE & TOWING LLC	PARK/VEHICLE REPAIR	40643		07/06/2015	756.23	
5833	O'REILLY AUTOMOTIVE INC.	PARK/VEHICLE EXPENSE	3623444681		07/13/2015	10.01	
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	1,367.19	
							2,766.64
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE						
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	617881		07/01/2015	74.20	
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	619157		07/09/2015	37.35	
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	619942		07/15/2015	2.02	
970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	620285		07/17/2015	16.76	
1368	C-A-L RANCH STORES	PARK/SPRAYER AND KILLZALL	6202/8		07/16/2015	279.96	
2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	9969514		07/03/2015	905.67	
3470	GREAT BASIN TURF PRODUCTS	PARK/DEPARTMENTAL SUPPLIES	460483		06/26/2015	3,395.48	
3470	GREAT BASIN TURF PRODUCTS	PARK/DEPARTMENTAL SUPPLIES	460505		07/01/2015	363.72	
3470	GREAT BASIN TURF PRODUCTS	PARK/DEPARTMENTAL SUPPLIES	460559		07/14/2015	440.00	
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/CHOCOLATE BARK	3757		07/07/2015	99.00	
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/CHOCOLATE BARK	3788		07/08/2015	72.00	
							5,686.16
10-70-330	GENERAL FUND - PARKS - PLAYGROUND SUPPLIES						
1420	CART AWAY CONCRETE, LLC	PARK/CONCRETE	4134		06/23/2015	216.00	
10-70-350	GENERAL FUND - PARKS - SERVICE PROJECT SUPPLIES						
1420	CART AWAY CONCRETE, LLC	PARK/CONCRETE	07112015		07/11/2015	231.00	
10-70-480	GENERAL FUND - PARKS - DEPARTMENTAL SUPPLIES						
675	AUTO ZONE STORES, INC.	PARK/DEPARTMENTAL SUPPLIES	6231208886		07/06/2015	12.43	
974	BISCO	PARK/DEPARTMENTAL SUPPLIES	1553026		07/15/2015	109.00	
							121.43
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES						
1760	CINTAS FIRST AID & SAFETY	PARK/FIRST AID SUPPLIES	5003267987		07/13/2015	40.23	
Total PARKS							12,620.54
10-71-210	GENERAL FUND - RECREATION - MEETINGS & MEMBERSHIPS						
5033	MACEYS	REC/ASSORTED EXPENSES	119966		07/09/2015	38.48	
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE						

5457	MOUNT OLYMPUS	REC/BOTTLED WATER	07022015	07/02/2015	38.69
10-71-250	GENERAL FUND - RECREATION - VEHICLE EXPENSE				
1436	CARTERS AUTO & REPAIR INC.	REC/VEHICLE REPAIR	7584	06/29/2015	53.38
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015	07/22/2015	329.87
					383.25
10-71-480	GENERAL FUND - RECREATION - DEPARTMENTAL SUPPLIES				
1219	BSN SPORTS COLLEGIATE PACIFIC	REC/EQUIPMENT REPAIR PARTS	97026232	06/26/2015	70.94
Total RECREATION					531.36
10-72-250	GENERAL FUND - LEISURE SERVICES - VEHICLE				
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015	07/22/2015	75.16
Total LEISURE SERVICES					75.16
10-74-250	GENERAL FUND - CUSTODIAL SERVICES - VEHICLE				
3247	GEARS TRANSMISSION &	LEISURE/VEHICLE REPAIR	18506	07/07/2015	2,398.99
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015	07/22/2015	180.58
					2,579.57
Total CUSTODIAL SERVICES					2,579.57
Total GENERAL FUND					114,199.03
20-40-480	CLASS C ROAD FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES				
1460	CATE RENTAL & SALES, LLC	STR DRN/EQUIPMENT REPAIR	705917	06/30/2015	7,118.10
3312	GENEVA ROCK PRODUCTS	STRM DRN/DEPARTMENTAL SUPPLIES	1638717	06/22/2015	124.27
3312	GENEVA ROCK PRODUCTS	STRM DRN/DEPARTMENTAL SUPPLIES	1642764	07/01/2015	614.41
3312	GENEVA ROCK PRODUCTS	STRM DRN/DEPARTMENTAL SUPPLIES	1644122	07/06/2015	50.09
					7,906.87
Total EXPENDITURES					7,906.87
Total CLASS C ROAD FUND					7,906.87
21-84-620	Grants - GRANT EXPENDITURES - BLUE ENERGY EXPENDITURES				
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804	06/30/2015	591.46
Total GRANT EXPENDITURES					591.46
Total Grants					591.46
22-70-200	CEMETERY - 22-70 - MOWER EXPENSE				
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015	07/22/2015	311.61

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22-70-250	CEMETERY - 22-70 - VEHICLE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	64.72
22-70-320	CEMETERY - 22-70 - SPRINKLER & LANDSCAPE						
	2766	EWING IRRIGATION PRODUCTS, INC	CEM/DEPARTMENTAL SUPPLIES	9920458		06/25/2015	824.66
	3470	GREAT BASIN TURF PRODUCTS	CEM/DEPARTMENTAL SUPPLIES	460485		06/26/2015	860.00
							1,684.66
22-70-480	CEMETERY - 22-70 - DEPARTMENTAL SUPPLIES						
	1905	COMCAST CABLE	CEM/INTERNET SERVICES	07132015		07/13/2015	91.60
Total 22-70							2,152.59
Total CEMETERY							2,152.59
48-41-250	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	719.84
48-41-285	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	06302015		06/28/2015	480.81
	9131	VERIZON WIRELESS	STRM DRN/AIR CARDS	9747989934		07/23/2015	60.04
							540.85
48-41-330	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - ENGINEERING SERVICES						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	932.94
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	1,274.31
	4292	J.U.B. ENGINEERS, INC.	MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,009.81
	4292	J.U.B. ENGINEERS, INC.	STORM WATER	94975		06/30/2015	569.74
							3,786.80
48-41-350	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - BILLING/COLLECTION						
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVICES	94965		06/30/2015	2,587.06
48-41-480	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - DEPARTMENTAL SUPPLIES						
	239	ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	06292015		06/30/2015	13.38
48-41-610	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - MISCELLANEOUS EXPENSE						
	239	ALLRED ACE HARDWARE	MULT DEPT/DEPARTMENT SUPPLIES	06292015		06/30/2015	55.65
	1368	C-A-L RANCH STORES	STRM DRN/CLOTHING	6136/8		06/30/2015	177.97
							233.62
Total GENERAL GOVERNMENT							7,881.55
48-70-811	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - LAND ACQUISITION						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	8,695.26
48-70-843	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - DETENTION POND 1100 W 2600 N						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37803		06/30/2015	6,919.14
Total STORM DRAIN PROJECTS							15,614.40
Total STORM DRAIN UTILITY FUND							23,495.95

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49-60-897	CAPITAL PROJECTS FUND - PARKS PROJECTS - SHANNON FIELDS						
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVICES	94969		06/30/2015	2,114.81
49-60-916	CAPITAL PROJECTS FUND - PARKS PROJECTS - RODEO RESTROOMS						
	75	ABCO GLASS	RODEO GROUNDS/MIRRORS	6140		06/23/2015	1,417.20
	686	B & B SPECIALTIES, LLC	RODEO GROUNDS/RESTROOMS IMPR	82476		06/22/2015	9,186.00
	2830	FARNWORTH CONCRETE INC.	RODEO GOUNDS/ LIGHT REPAIRS	2001		06/23/2015	2,059.95
	2830	FARNWORTH CONCRETE INC.	RODEO GOUNDS PROJECT	2004		06/23/2015	40,961.90
							53,625.05
Total PARKS PROJECTS							55,739.86
Total CAPITAL PROJECTS FUND							55,739.86
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	2,502.12
51-40-285	WATER FUND - EXPENDITURES - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	06302015		06/28/2015	249.50
51-40-330	WATER FUND - EXPENDITURES - ENGINEERING						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	318.58
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	1,218.66
	4292	J.U.B. ENGINEERS, INC.	MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,009.81
	4292	J.U.B. ENGINEERS, INC.	WATER/CULINARY WATER	94974		06/30/2015	458.95
							3,006.00
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
	2675	ELECTRICAL WHOLESALE SUPPLY	WATER/DEPARTMENTAL SUPPLIES	909617744		07/08/2015	51.70
	6889	RHINEHART OIL COMPANY	WATER/DEPARTMENTAL SUPPLIES	3087288		06/24/2015	85.99
	6938	RICHARDS LABORATORIES OF UTAH	WATER/COLIFORM	20142		07/07/2015	440.00
	9423	WESTROC INC.	WATER/ROAD BASE	208368		05/29/2015	618.93
	9423	WESTROC INC.	WATER/ROAD BASE	215077		07/08/2015	601.04
	9451	WHEELER MACHINERY CO	WATER/DEPARTMENTAL SUPPLIES	4699516		06/23/2015	14.00
							1,811.66
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
	1368	C-A-L RANCH STORES	WATER/BOOTS	6188/8		07/14/2015	169.99
	2675	ELECTRICAL WHOLESALE SUPPLY	WATER/DEPARTMENTAL SUPPLIES	909617745		07/08/2015	83.17
							253.16
Total EXPENDITURES							7,822.44
51-70-710	WATER FUND - WATER CAPITAL PROJECTS - BATTLE CREEK SURVEY						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37803		06/30/2015	4,290.69
51-70-909	WATER FUND - WATER CAPITAL PROJECTS - WATERLINE UPSIZE/REPLACEMENT						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37803		06/30/2015	6,033.96
51-70-915	WATER FUND - WATER CAPITAL PROJECTS - BLUE ENERGY						
	3323	GERBER CONSTRUCTION INC.	MICROHYDRO POWER GENERATION I	06302015		06/30/2015	76,997.50
Total WATER CAPITAL PROJECTS							87,322.15



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Total WATER FUND							95,144.59
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE						
7925	STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	2,502.12
52-40-285	SEWER FUND - EXPENDITURES - CELLULAR SERVICES						
625	AT&T MOBILITY		MULTI DEPT/CELL PHONE EXPENSE	06302015		06/28/2015	249.50
52-40-330	SEWER FUND - EXPENDITURES - ENGINEERING SERVICES						
3970	HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37804		06/30/2015	920.34
4292	J.U.B. ENGINEERS, INC.		MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,009.81
4292	J.U.B. ENGINEERS, INC.		SEWER GENERAL ENGINEERING	94976		06/30/2015	1,376.86
							3,307.01
52-40-350	SEWER FUND - EXPENDITURES - CHARGES FOR TREATMENT						
8422	TIMP. SPECIAL SERVICE DISTRICT		WASTEWATER TREATMENT	06292015		06/30/2015	212,497.85
52-40-600	SEWER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
9423	WESTROC INC.		SEC WATER/CEMENT	214668		07/06/2015	650.71
52-40-610	SEWER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	7.78
52-40-775	SEWER FUND - EXPENDITURES - CCAP						
7754	SPAULDING GOMM, PC		LEGAL SERVICES	06302015		06/30/2015	15,213.50
9042	VAN COTT, BAGLEY, CORNWALL		LEGAL SERVICES	407586		07/10/2015	440.60
							15,654.10
Total EXPENDITURES							234,869.07
52-90-812	SEWER FUND - 52-90 - INSITUFORM						
3970	HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37803		06/30/2015	363.65
52-90-910	SEWER FUND - 52-90 - 100 WEST IMPROVEMENTS						
3970	HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37803		06/30/2015	6,324.40
52-90-914	SEWER FUND - 52-90 - 4000 NORTH SEWER						
3970	HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37804		06/30/2015	3,552.23
Total 52-90							10,240.28
Total SEWER FUND							245,109.35
54-40-250	SECONDARY WATER - EXPENDITURES - VEHICLE						
7925	STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	07222015		07/22/2015	1,267.13
54-40-285	SECONDARY WATER - EXPENDITURES - CELLULAR SERVICES						
625	AT&T MOBILITY		MULTI DEPT/CELL PHONE EXPENSE	06302015		06/28/2015	249.52
54-40-330	SECONDARY WATER - EXPENDITURES - ENGINEERING						
3970	HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	37804		06/30/2015	3,752.14

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	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	37804		06/30/2015	318.58
	4292	J.U.B. ENGINEERS, INC.	MULTI DEPT/ GENERAL ENGINEERING	06302015		06/30/2015	1,009.81
							5,080.53
54-40-600	SECONDARY WATER - EXPENDITURES - REPAIR & MAINTENANCE						
	688	B&D PUMP & ELECTRIC	SEC WATER/MAINTENANCE	12198		06/30/2015	112.50
	974	BISCO	SEC WATER/DEPARTMENTAL SUPPLII	1553019		07/08/2015	113.16
	9423	WESTROC INC.	SEC WATER/CEMENT	214190		07/02/2015	583.39
							809.05
Total EXPENDITURES							7,406.23
Total SECONDARY WATER							7,406.23
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS						
	455	ANDERSON, JOHN A D.D.S.	DENTAL SERVICES	07072015		07/07/2015	102.80
	555	ARNOLD, DR. STEVEN N, DMD, PC	DENTAL SERVICES	06252015		06/25/2015	19.10
	1080	BOYDEN, ROBERT D, D.D.S.	DENTAL SERVICES	07152015		07/15/2015	107.70
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	07062015		07/06/2015	72.00
	4000	HOWELL, R. BRUCE DR.	DENTAL SERVICES	07212015		07/21/2015	179.10
	4000	HOWELL, R. BRUCE DR.	DENTAL SERVICES	07222015		07/21/2015	423.50
	4298	JACKSON, JONATHAN DOYLE D.D.S	DENTAL SERVICES	06262015		06/26/2015	150.50
	4298	JACKSON, JONATHAN DOYLE D.D.S	DENTAL SERVICES	06302015		06/30/2015	291.00
	4298	JACKSON, JONATHAN DOYLE D.D.S	DENTAL SERVICES	07142015		07/14/2015	221.10
	4406	JONES, AMMON G DDS	DENTAL SERVICES	07082015		07/08/2015	24.00
	6112	PERRY, EVAN L ,D.D.S., P.C.	DENTAL SERVICES	07102015		07/10/2015	100.00
	7623	SMITH, G. TREVOR, DDS PC	DENTAL SERVICES	07072015		07/07/2015	610.00
	8020	STUCKI, GRANT T, D.D.S.	DENTAL SERVICES	07052015		07/06/2015	1,000.00
	8020	STUCKI, GRANT T, D.D.S.	DENTAL SERVICES	07062015		07/06/2015	582.00
	8893	UTAH COUNTY SMILES	DENTAL SERVICES	06192015		06/19/2015	198.40
	8893	UTAH COUNTY SMILES	DENTAL SERVICES	06292015		06/29/2015	299.80
							4,381.00
Total EXPENDITURES							4,381.00
Total SELF FUNDED DENTAL							4,381.00
58-40-640	CAPITAL EQUIPMENT - 58-40 - RECREATION EQUIPMENT						
	6212	PEX FITNESS	REC/EQUIPMENT LEASE AGREEMENT	6815		06/30/2015	5,496.50
Total 58-40							5,496.50
Total CAPITAL EQUIPMENT							5,496.50
62-40-435	SANITATION FUND - EXPENDITURES - RECYCLING COLLECTION						
	6850	REPUBLIC SERVICES	GLASS RECYCLING EXPENSE	6850		06/30/2015	128.25

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Total EXPENDITURES							128.25
Total SANITATION FUND							128.25
71-73-240	SWIMMING POOL - SWIMMING POOL - OFFICE EXPENSE						
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	06302015		06/30/2015	157.81
71-73-380	SWIMMING POOL - SWIMMING POOL - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	4,543.68
71-73-390	SWIMMING POOL - SWIMMING POOL - BUILDING MAINTENANCE						
970	BJ PLUMBING SUPPLY		POOL/DEPARTMENTAL SUPPLIES	617870		07/01/2015	57.51
1338	C.E.M.		POOL/SERVICE CALL	111114		06/29/2015	123.60
1338	C.E.M.		POOL/SWIM POOL MAINTENANCE	111370		07/13/2015	24.00
							205.11
71-73-460	SWIMMING POOL - SWIMMING POOL - CONCESSION STAND EXPENSE						
1863	SWIRE COCA-COLA USA, INC.		POOL/CONCESSION STAND EXPENSE	11740218190		07/03/2015	261.02
1863	SWIRE COCA-COLA USA, INC.		POOL/CONCESSION STAND EXPENSE	11740222259		07/10/2015	93.87
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	06302015		06/30/2015	437.50
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	608535615		06/11/2015	1,578.61
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	60881		07/02/2015	836.80
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	608851754		07/04/2015	390.13
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	608959558		07/09/2015	1,188.39
							4,786.32
71-73-480	SWIMMING POOL - SWIMMING POOL - DEPARTMENTAL SUPPLIES						
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	06302015		06/30/2015	89.91
71-73-481	SWIMMING POOL - SWIMMING POOL - CHEMICALS						
1338	C.E.M.		POOL/SWIM POOL MAINTENANCE	111369		07/13/2015	688.94
1338	C.E.M.		POOL/SWIM POOL MAINTENANCE	111372		07/13/2015	2,291.46
							2,980.40
Total SWIMMING POOL							12,763.23
Total SWIMMING POOL							12,763.23
72-71-060	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	06302015		06/30/2015	606.39
72-71-062	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT						
3564	GUNTHERS COMFORT AIR		REC/BUILDING MAINTENANCE	94295		07/02/2015	340.23
72-71-310	COMMUNITY CENTER - RECREATION - UTAH COUNTY SWIM MEET						
1338	C.E.M.		REC/DEPARTMENTAL SUPPLIES	111446		06/29/2015	982.03
72-71-410	COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT						
413	AMERICAN SOCCER CO. INC.		REC/SOCCER JERSEY & SHORTS	1325085		07/14/2015	2,729.18
505	ANYTIME SERVICES		REC/CHEMICAL TOILET	57518		07/08/2015	160.00
1219	BSN SPORTS COLLEGIATE PACIFIC		REC/BACKPACKS	97053030		07/13/2015	208.00
2890	FIRST ADVANTAGE LNS		REC/BACKGROUND VERIFICATION	5552211506		06/30/2015	31.95

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
	3571	GURR'S COPYTEC	REC/MOVIE NIGHT EXPENSE	2922		07/17/2015	9.52
	3571	GURR'S COPYTEC	REC/COPIES	2980		07/23/2015	23.53
	5033	MACEYS	REC/ASSORTED EXPENSES	24648		06/25/2015	57.10
	5033	MACEYS	REC/ASSORTED EXPENSES	56086		07/07/2015	79.88
	5820	OMEGA MARTIAL ARTS	REC/CONTRACTED SERVICES	07212015		07/21/2015	1,219.75
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	06302015		06/30/2015	1,794.94
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32742		07/01/2015	1,536.29
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32916		07/02/2015	39.90
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32942		07/02/2015	805.05
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32957		07/02/2015	538.25
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32973		07/06/2015	124.70
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32982		07/06/2015	26.75
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	32996		07/14/2015	139.10
	8436	TOLD PLUMBING LLC	REC/DVD'S	2064821		06/26/2015	326.00
	9521	WILKINSONS TROPHY & ATHLETICS	REC/TROPHIES	59825		06/25/2015	206.05
							10,055.94
72-71-420	COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES						
	470	ANDERSEN, RALPH	REC/CONTRACTED SERVICES	07062015		07/06/2015	70.00
	470	ANDERSEN, RALPH	REC/CONTRACTED SERVICES	07152015		07/15/2015	70.00
	1115	BRADLEY, RALPH	REC/CONTRACTED SERVICES	07072015		07/07/2015	64.00
	1115	BRADLEY, RALPH	REC/CONTRACTED SERVICES	07092015		07/09/2015	64.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	07062015		07/06/2015	70.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	07132015		07/13/2015	70.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	07152015		07/15/2015	35.00
	1538	CHAMBERS, MOY M	REC/CONTRACTED SERVICES	07012015		07/01/2015	48.00
	1538	CHAMBERS, MOY M	REC/CONTRACTED SERVICES	07072015		07/07/2015	64.00
	1538	CHAMBERS, MOY M	REC/CONTRACTED SERVICES	07142015		07/14/2015	96.00
	1801	CLAWSON, MARK	REC/CONTRACTED SERVICES	07092015		07/09/2015	64.00
	1905	COMCAST CABLE	REC/INTERNET SERVICE	07142015		07/15/2015	133.72
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	07142015		07/14/2015	80.00
	3320	GEORGE, LAREN	REC/CONTRACTED SERVICES	07062015		07/06/2015	70.00
	3320	GEORGE, LAREN	REC/CONTRACTED SERVICES	07132015		07/13/2015	70.00
	3320	GEORGE, LAREN	REC/CONTRACTED SERVICES	07152015		07/15/2015	70.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	07082015		07/08/2015	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	07132015		07/13/2015	70.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	07152015		07/15/2015	35.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	07162015		07/16/2015	80.00
	4519	KELSEY, DANIEL G.	REC/CONTRACTED SERVICES	06292015		06/29/2015	32.00
	5078	MARTIN, DANIEL	REC/CONTRACTED SERVICES	07082015		07/08/2015	64.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	07062015		07/06/2015	70.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	07152015		07/15/2015	70.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	07162015		07/16/2015	80.00
	9756	YAKIWCHUK, KELLEY	REC/CONTRACTED SERVICES	06302015		06/30/2015	48.00
							1,751.72
72-71-460	COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE						
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPENSE	11740227209		07/17/2015	61.89
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	06302015		06/30/2015	2,973.66
							3,035.55
Total RECREATION							16,771.86
Total COMMUNITY CENTER							16,771.86

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Grand Total:							591,286.77

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

City Treasurer: \_\_\_\_\_